



Barkston Ash ~ Ashton Cottage, Main Street, LS24 9PR

£399,950

A charming, newly refurbished period cottage offering stylish interiors, generous parking with a detached double garage and beautifully maintained gardens with open rural views — an ideal blend of character and modern comfort in a sought-after village setting within walking distance to local primary school.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Council Tax Band: D

Tenure: Freehold



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence. all round Wetherby since 1950



"Ashton Cottage" is a beautifully refurbished period cottage, thoughtfully modernised while retaining its inherent charm. The home now offers a warm, inviting interior with quality finishes, generous natural light and far-reaching rural views. With a superb open-plan dining kitchen, stylish new bathroom, fresh décor and newly laid carpets throughout, the property is ready to move straight into and enjoy. The gardens and large driveway with detached double garage complete a wonderfully balanced village home. The accommodation benefits from recently installed double glazed windows, gas fired central heating and in further detail comprises:-

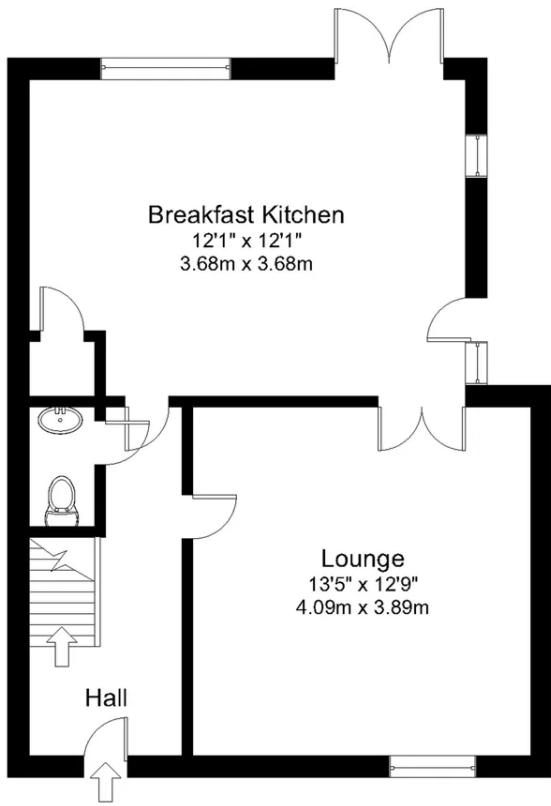
The front door opens into a welcoming hallway with attractive floor covering, staircase to the first floor and a useful understairs WC. The lounge is a cosy, characterful room with deep windowsill, fitted shutters and a wood-burning stove set beneath an oak mantle. Double internal oak doors lead through to the impressive dining kitchen, a bright and sociable space with window to the side and French doors opening onto the private rear garden. A newly fitted kitchen with "Shaker Style" wall and base units, attractive Quartz work surfaces with matching upstands, ceramic sink and integrated appliances including fridge, induction hob with extractor, dishwasher, oven, warming drawer and washing machine. There is a most useful pantry with original cold slab. The dining area enjoys views over the garden and open farmland beyond.

To the upstairs, the landing provides access to the loft and an airing cupboard houses the gas boiler.

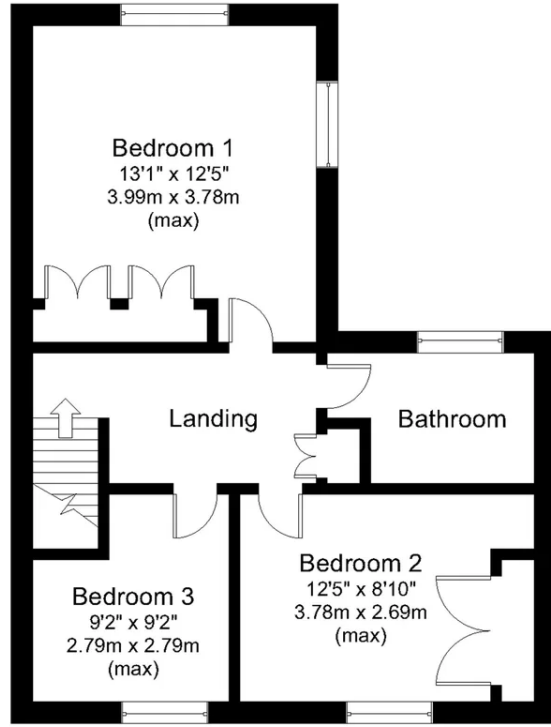
The principal bedroom enjoys a dual aspect with lovely open views towards Sherburn In Elmet and benefits from fitted wardrobes. Bedroom two is another comfortable double with built-in storage, while bedroom three is ideal as a single room or home office. All are served by a beautifully appointed house bathroom featuring a panelled bath with shower over, washbasin with storage and low-flush WC.

To the outside, the property offers a much larger than expected block paved driveway set behind metal gates, leading to a detached double garage with newly installed electric roller door, with light and power laid on, window and door to rear. The rear garden is attractively landscaped with a stone-flagged patio, decorative borders, stone walling and steps rising to a neat level lawn with open views across adjoining farmland.

Barkston Ash is a popular village set off the A162 some five miles south of Tadcaster/A64 and within easy commuting distance of both Leeds and York. The village dates back to 1090AD and has a highly respected primary school and many local amenities including two children's nurseries, churches and a village hall, and benefits from two licensed pub/restaurants.



Ground Floor



First Floor

Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £30.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has authority to make or give any representation or warranty whatever in relation to this property.

