



**TENURE**

Freehold.

**COUNCIL TAX**

Band D (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas central heating 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.

**VIEWING**

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

Details prepared June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Spofforth ~ Manor Farm Cottage, 1 Manor Garth, HG3 1ND**

A most delightful 2 bedroom 2 bathroom semi-detached stone built barn conversion in the heart of the village close to the castle and grounds. Private enclosed cottage garden and garage. Viewing highly recommended.

- Beautifully presented throughout with superb attention to detail
- Dining kitchen with granite work tops and pine units
- 2 bedrooms and two bathrooms
- Delightful enclosed private garden
- Contemporary radiators and double glazed
- Garage
- Only yards from the Historic castle and grounds

**£385,000** PRICE REGION



**MISREPRESENTATION ACT**

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

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.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

## Property Description

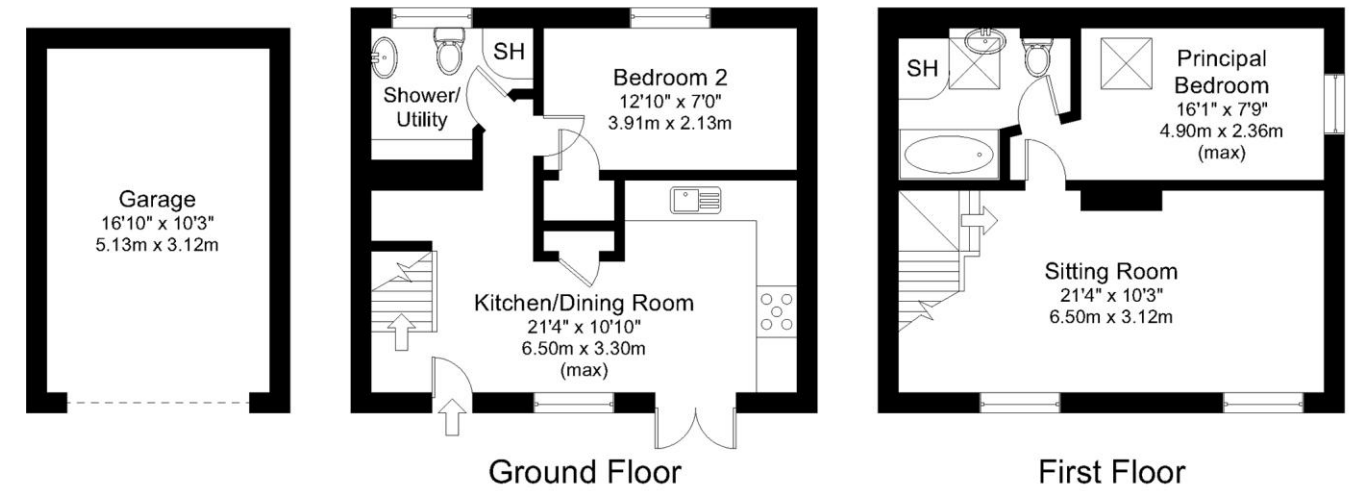
Tucked away in one of the areas more desirable villages, this enchanting pink-stone cottage has been restored with meticulous care, blending period charm with contemporary comfort. A pair of generous double bedrooms and two luxurious bathrooms sit alongside airy living spaces that unfold over two well-planned floors. Step through the heavy oak door into a sociable dining kitchen, where granite work surfaces sit above a classic York-brick tiled floor; nearby, a handy shower room (with discreet laundry facilities) serves the second bedroom.

A handcrafted oak staircase sweeps up to the first-floor reception room, its vaulted ceiling, rugged beams and log-burner creating a dramatic yet welcoming focal point. Afternoon light pours through twin double glazed sash windows, framing tranquil views of the south-westerly facing part walled garden below. Beyond the galleried landing lies the principal bedroom, another part vaulted retreat complete with exposed timbers and a sleek en-suite featuring both bath and separate shower.

Wooden flooring and oak internal doors are a feature together with modern contemporary radiators and double glazed windows.

Outside, a delightful fully enclosed and part walled private sun-trap garden filled with raised flowerbeds and thoughtfully placed patios that follow the day's light. A single garage provides secure parking.

The village itself offers a shop, post office, primary school and friendly pub, while Harrogate's vibrant centre—rich with boutiques, restaurants, acclaimed schools and leisure facilities—is only a short drive away. Excellent road and rail links place commuters within easy reach of regional hubs. Quite simply, this is a home that must be experienced in person to be fully appreciated.



Gross internal floor area excluding Garage (approx.): 74 sq m (795 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

