



## Manor Cottage, Northgate Lane, Linton, LS22 4HN

**£945,000**

A beautifully presented four bedroom, three bathroom cottage style detached house with manageable gardens set in the heart of the exclusive and much sought after village of Linton.

**Bedrooms: 4 | Bathrooms: 3 | Receptions: 2**

**Council Tax Band: G**

**Tenure: Freehold**



*Premium*

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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### ***Property Description***

Located in the very heart of this highly favoured village, "Manor Cottage" is a beautifully presented four bedroom, three bathroom detached home offering manageable gardens and comfortable living. It presents an exceptional opportunity to acquire a spacious home in a most desirable location. The accommodation which boasts high end fixtures and fittings throughout, in further detail comprises:-

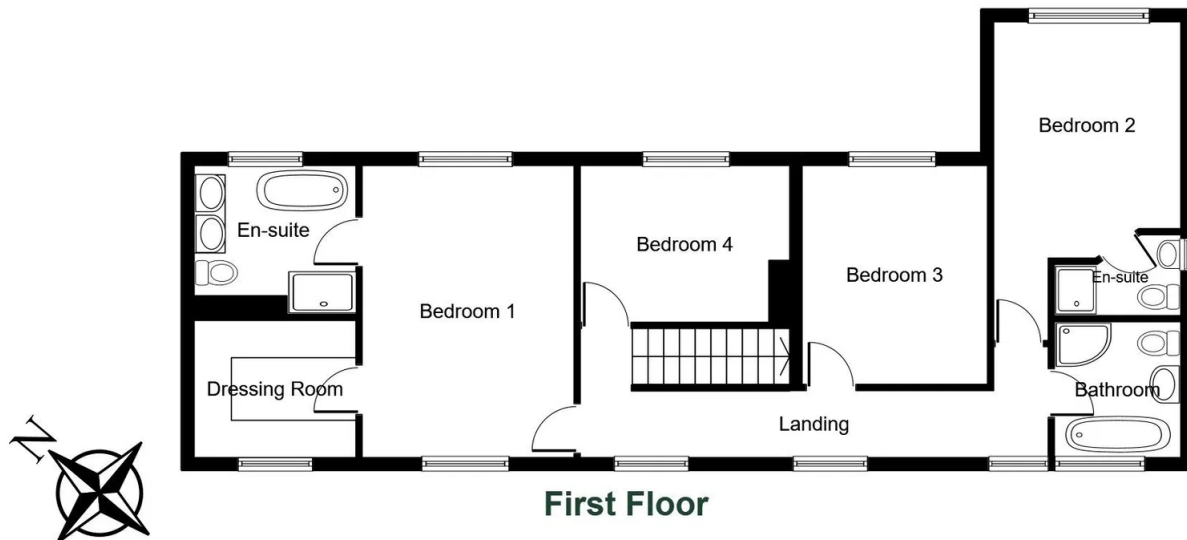
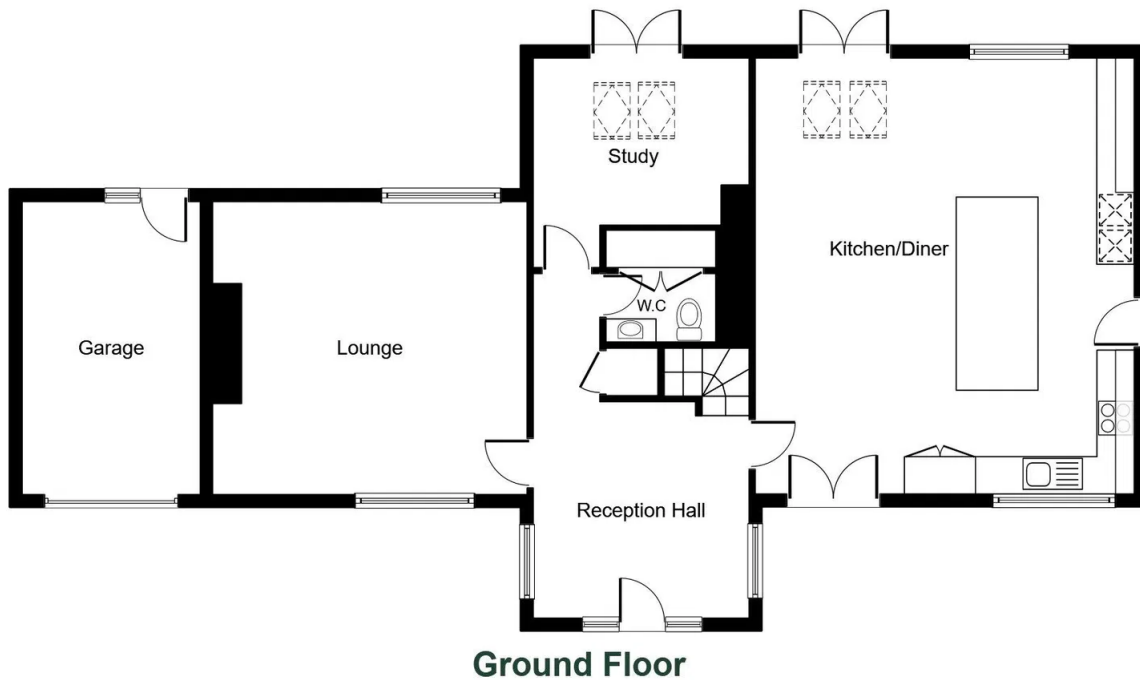
Upon entering, a light and welcoming entrance hall leads to the main living areas. The ground floor features a well proportioned lounge, bright with natural light from both front and rear windows, providing ample space for relaxation and entertaining. A gas stove set in a stone hearth creates a charming focal point to this inviting room.

The heart of the home is a spacious open plan kitchen and dining area, designed for both everyday family life and social gatherings. The kitchen boasts a range of 'Shaker style' wall and base units, including cupboards, drawers and display cabinets, complemented by worktops with inset sink and mixer tap. Integrated appliances include an AEG induction hob with hood above, a NEFF twin oven, dishwasher, fridge and freezer. A large island breakfast table with cupboards, basket drawers and a wine cooler adds practicality and charm. This area is bathed in natural light from double glazed leaded windows, patio doors to the front and rear, LED ceiling lighting, two Velux windows and benefits from underfloor heating. A convenient side entrance door completes this impressive space.

A ground floor study and guest W.C complete the ground floor accommodation.

To the first floor, there are four generously sized bedrooms, each offering comfortable space for double beds. The principal boasts a spacious en-suite bathroom and separate walk in wardrobe. Bedroom two has a modern en-suite facility and bedrooms three and four are served by a stylish and well appointed house bathroom.

Externally, the property benefits from a well maintained, private garden with generous rear patio, offering an outdoor space for recreation and enjoyment. Off-street parking provides convenience for residents and serves access to single garage. The property's location offers excellent connectivity to local transport links, and in the nearby market town of Wetherby you will find a range of local shops, schools and green spaces, catering to all daily requirements.



Manor Cottage, Northgate Lane, Linton, Wetherby, LS22 4HN NOT TO SCALE For la  
Total floor area 202.1 sq. m. (2,175 sq. ft.) Approx (including garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(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	



## 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.

## VIEWINGS

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

Details prepared January 2026

## MISPRESENTATION ACT

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