



RENSHAW
Stutton, Near Tadcaster

Carter Jonas

RENSHAW, COCKSFORD, STUTTON, LS24 9NG

Leeds - 13 miles

York - 13 miles

Harrogate - 16 miles

A1 Motorway - 2 miles

The sale of Renshaw offers a rare opportunity to acquire a substantial four bedroom barn conversion together with approximately 18 acres of land and a 220m² steel framed barn, in a beautiful peaceful and private yet convenient location within an easy commute to Leeds and York.

Briefly, the accommodation on the ground floor features a large sitting room, an open plan family dining/living kitchen, snug, study, utility room, boot room and a guest bedroom with en-suite bathroom and dressing room. A further large reception room is currently used as a formal dining room and library but also ideal for other uses such as home cinema, gym, snooker room or children's playroom. Upstairs the accommodation comprises the principal bedroom with en-suite, dressing room and a large wrap-around balcony enjoying views across the valley and two additional spacious bedrooms served by the house bathroom.

Outside, there are well-stocked gardens, a terraced area directly off the kitchen convenient for outdoor dining, a large garage with hobby room above, and ample parking for several vehicles. The gardens directly adjoin 18 acres of land bordered on the east by Cock Beck, which is planted with stands of mature silver birch, oak, rowan, maple, hawthorn, willow and wild cherry trees. The land has been used for grazing sheep and ponies which were conveniently stabled in the 220m² steel framed barn. Lodden stable partitions are separately available for equine use, but the barn could be used as a large garage store or converted to a self-contained annex for multi-generational living, holiday letting or an entirely separate dwelling, subject to planning approval, presenting an excellent potential investment opportunity. There is power and water connected to the barn.

A SPACIOUS FAMILY HOME IN A TRANQUIL AND PRIVATE LOCATION ENJOYING BEAUTIFUL VIEWS OVER ITS OWN WELL-STOCKED GARDENS AND LAND EXTENDING TO SOME 18 ACRES ADJACENT TO THE HISTORIC TOWTON BATTLEFIELD ON THE SOUTHERN FRINGE OF STUTTON VILLAGE MIDWAY BETWEEN LEEDS AND YORK.



Renshaw is part of a small development of 12 properties in the Cock Beck valley and is accessed by a private driveway with electric entrance gates and ample parking. About half a mile to the southwest is Stutton village which has a convenience store, café, and Post Office. Tadcaster, under 3 miles away, has a wider range of facilities including a variety of shops, Sainsbury's supermarket, cafes, restaurants, and public houses together with a broad selection of sporting amenities including Tadcaster swimming pool. The A1 and A64 are close by providing excellent access onto the region's motorway infrastructure and to the principal Yorkshire centres of Leeds, Harrogate and York. There are intercity railway stations in both Leeds and York allowing access to London's Kings Cross within 2 hours. Tadcaster Grammar School is a 10 minute drive and York's private schools are within easy reach.

Tenure: The property is leasehold held on a 999 year lease from 2002 with no ground rent. The garden, garage land and barn are freehold.

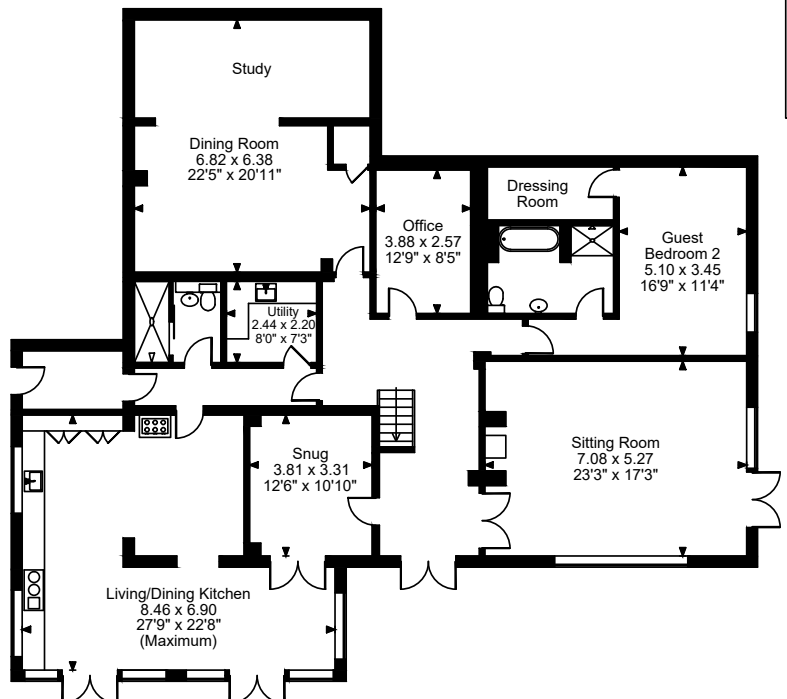
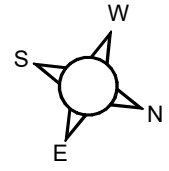
Services: Mains electricity, shared, private water supply and sewage system, oil central heating and superfast fibre broadband.

Directions - LS24 9NG: From Tadcaster, take Stutton Road travelling towards Stutton. Go over the A64 fly-over and at the crossroads go straight on. Stay on this road passing a series of houses on your right. Keep to the left as the road forks. Proceed for approximately 3/4 of a mile, following the road as it bends to the right and then to the left. The entrance to Renshaw (signed) is half way down the hill on the left.

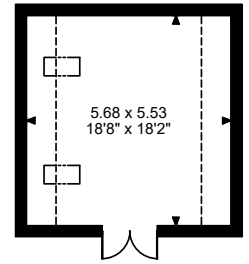
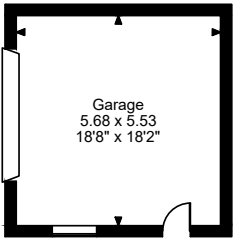
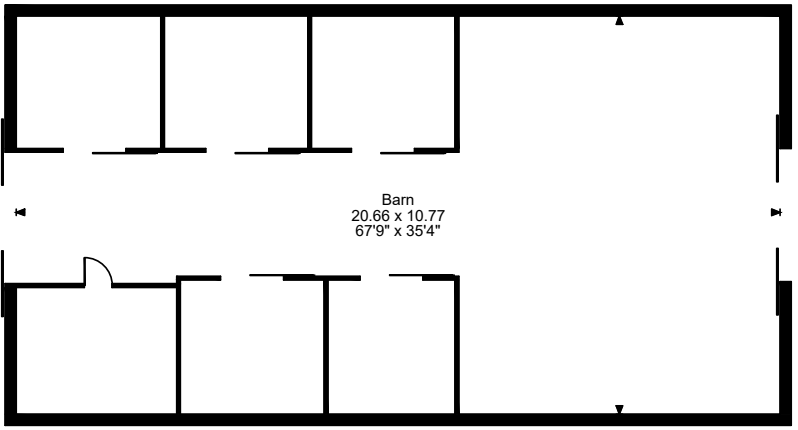




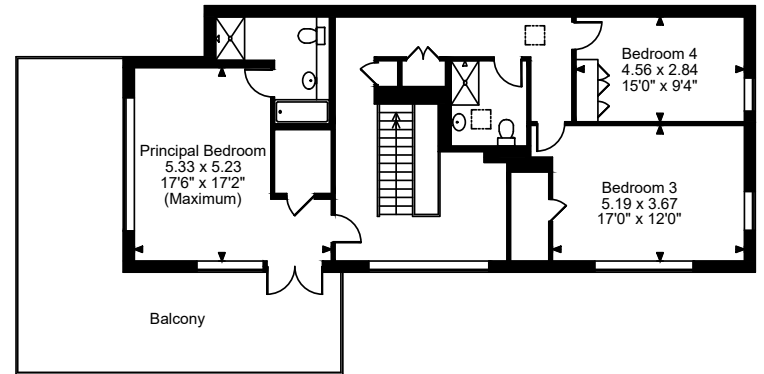
Renshaw, Stutton
Approximate Gross Internal Area
Main House = 3,738 sq ft / 347 sq m
Barn = 2,395 sq ft / 223 sq m
Garage & Store Above = 578 sq ft / 54 sq m



Ground Floor



Floor Above Garage



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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