



Main Street | Saxton | LS24 9PY

Guide Price £500,000

Three bedroom detached with barn | Council Tax Band E | EPC Rating E

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A TRUE COUNTRY HOME WITH CHARACTER. LOCATED IN THE PEACEFUL VILLAGE OF SAXTON. LARGE PLOT WITH POTENTIAL.

A rare and unique opportunity to acquire a property that has charm and character, orchard, barn and workshop situated in a highly sought-after location known for its scenic walking routes and lush green spaces. The house boasts a generous layout that includes three comfortable bedrooms, a modern bathroom, and a functional kitchen space. It further benefits from two reception rooms, providing ample space for relaxation and entertainment. These spaces can serve a multitude of purposes, from a cosy family lounge to a sophisticated dining area or a peaceful home office.

The main reception room is in the mid part of the house and has a beautiful feature inglenook style fireplace with stone insert and wood mantle. The log burning stove sits perfectly inside and once lit provides the perfect setting for chilly evenings. The snug area completes the downstairs accommodation and features a brick fireplace with log burner.

To the first floor there are two double bedrooms and the third bedroom off a bedroom. Having gas central heating with mains gas. The barn which is part of the original house has huge potential to be converted and offers versatile space for lots of different uses and we are informed by the current owners that this was the ex blacksmiths shop for the village and benefits from three phase electric. There is also a large workshop to the rear of the garden which has the facility for water and three phase electric. A unique feature that sets this property apart is the large orchard, a rare find in this location. This provides a perfect setting for those with a green thumb or those who simply want a serene outdoor space to enjoy. In summary, this detached house is a perfect blend of comfort, convenience, and character. Its sought-after location, coupled with its unique features, makes it a truly remarkable property.

Ground Floor

Porch

PVCu double glazed windows and roof with exposed stone walls and PVCu double glazed entrance door. Timber frosted entrance door to kitchen.

Kitchen 3.26m x 3.12m (10'8" x 10'3")

Having a range of base units with coordinating laminate worksurfaces, sink and drainer with mixer tap, space for cooker and fridge freezer. PVCu double glazed window to rear aspect, tiled flooring, radiator and door to reception room and open recess to vestibule.

Vestibule

Plumbing for washing machine, PVCu double glazed window to front aspect, tiled floor and door to bathroom.

Bathroom

Having a modern three piece suite comprising a straight panelled bath with bi-fold shower screen and shower over, vanity housed wash hand basin, push flush WC, tiled floor, PVCu double glazed frosted window, chrome central heated towel warmer, electric fan heater and recess area.

Reception Room 3.71m x 4.17m (12'2" x 13'8")

Feature fireplace with stone hearth, exposed internal chimney breast with oak mantle and log burner. PVCu double glazed window to front aspect, radiator, laminate flooring, door to store and entrance hall.

Entrance Hall

PVCu double glazed entrance door, tiled floor, feature window over door, stairs to first floor landing and door to snug.

Snug 3.71m x 3.47m (12'2" x 11'5")

PVCu double glazed window to front aspect, exposed brick fireplace with stone hearth, oak mantle and log burner. Radiator.

First Floor

Landing

Doors to two bedrooms.

Bedroom 3.71m x 3.51m (12'2" x 11'6")

PVCu double glazed window to front aspect and radiator.

Bedroom 3.71m x 4.17m (12'2" x 13'8")

PVCu double glazed window to front aspect, radiator and door to bedroom.

Bedroom 3.70m x 3.18m (12'2" x 10'5")

PVCu double glazed window to front aspect and radiator.

Barn

PVCu double glazed windows to front and rear aspect with access doors to both sides and sliding central vehicle access door.

Exterior

Having a secure gated access to the front with enclosed lawn and fenced boundary wall with a small pedestrian gate access. Tarmac drive with ample parking for six cars and access to barn and orchard beyond with large workshop at the rear boundary.

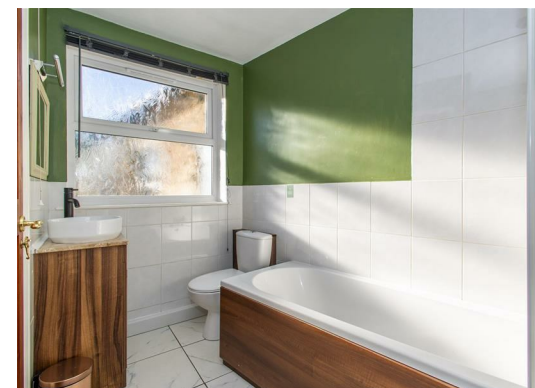
Agents Notes

The property is currently listed as a business with no residential council tax. Upon sale this will be reverted back to residential with an E banding for council tax.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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