



NEWTON ORCHARDS
Newton Kyme, Near Tadcaster

Carter Jonas

NEWTON ORCHARDS, MAIN STREET, NEWTON KYME, LS24 9LS

Boston Spa – 3 miles

Leeds – 15 miles

York – 14 miles

A1(M) – 4 miles

Newton Orchards has been extended to create a substantial family home offering characterful accommodation extending to just over 2,400 sqft. The property is set within established private grounds of approximately ¼ of an acre, potentially allowing for further extension, subject to planning approval. Steeped in history and originally a Roman Fort, Newton Kyme is mentioned in the Domesday book and once an Estate village surrounded by parkland and open countryside. Situated between Boston Spa and Tadcaster, both offer an extensive range of shops, schools and sporting facilities and offers ready access to the A1(M) and A64 respectively.

An entrance vestibule opens into the reception hall with built in store cupboards and guest cloakroom. A separate side entrance hall features a private turned staircase to a first floor study/bedroom 5 with fitted book shelving and eaves storage. The two principal reception rooms take full advantage of the south facing views across the gardens and countryside beyond and the living room benefits from patio doors opening into the side garden. The central breakfast kitchen has a comprehensive range of wall and base units with granite preparation surfaces and gas fired Aga and leads down into a breakfast/dining area/conservatory. Leading off the kitchen is a generous utility room with second WC and internal access into the garage.

The first floor accommodation is on two levels, the first of which provides private access into the principal bedroom with a range of built in wardrobes, dual aspect windows and an en suite shower room. There are then two additional double bedrooms, a fourth single bedroom and the house bathroom.

A CHARMING STONE BUILT 4 BEDROOM DETACHED FAMILY HOME, OCCUPYING AN IDYLIC TRANQUIL SETTING ON THE EDGE OF THE HISTORIC HAMLET OF NEWTON KYME AND ENJOYING FAR REACHING PANORAMIC VIEWS ACROSS THE ADJOINING COUNTRYSIDE.



Outside, the property is approached through twin stone entrance pillars into a wide private parking area for several vehicles which in turn gives access to the built on double garage with twin up and over doors.

The outstanding feature of Newton Orchards is the delightful private south facing established gardens, principally lawned with well stocked flowerbeds and borders with a wealth of mature trees and specimen shrubs. On the south side they take full advantage of the spectacular open views across the adjoining green belt countryside.

ADDITIONAL INFORMATION

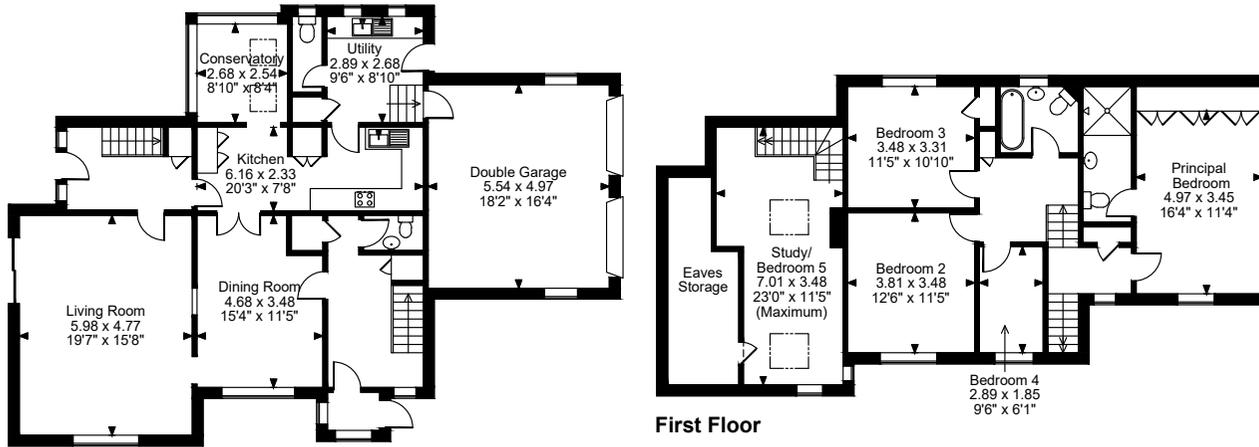
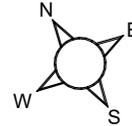
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS24 9LS: Travelling from Boston Spa village towards Tadcaster on the A659, after approximately 1½ miles turn left onto Croft Lane which takes you into the village. At the T-junction turn left and immediately right onto Main Street and after approximately 100 yards where the road bears left, continue straight onto a private lane where the property will be found on the right hand side.



Newton Orchards, Main Street, Newton Kyme
Approximate Gross Internal Area
Main House = 2,432 sq ft / 226 sq m
Garage = 296 sq ft / 28 sq m



Ground Floor

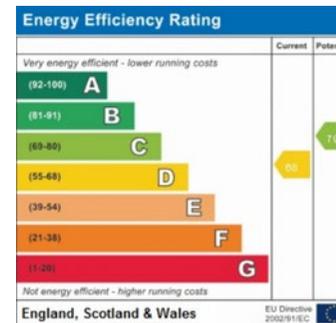
First Floor

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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