





## 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 family residence of some 3,738 sqft together with a detached double garage with room over, large detached barn with stabling, foaling box and tack room adjacent to which is a parking area, all suitable for those with equestrian interests. However, the barn could be suitable for other uses subject to planning approval, including conversion to a self-contained annex if preferred. The land is effectively divided into four large, railed fields, formerly Cocksford Golf Course until its closure in 2003. Renshaw itself was created from the eastern side of the clubhouse benefiting from an electric gated entrance, parking for multiple vehicles and views across the fields towards Cock Beck, and Renshaw Woods.

The property is part of a small hamlet of just 12 properties only about half a mile to the southwest of Stutton village which has a convenience store, café and Post Office. The market town of Tadcaster 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 convenient access to London's Kings Cross in under 2 hours on some services.

Briefly, the accommodation on the ground floor comprises a reception/staircase hall, drawing room, dining room with study off, office, snug, open plan family dining/living kitchen, utility room, cloakroom with WC, and guest bedroom with dressing room and en suite bath/shower room.

**A SIGNIFICANT FAMILY RESIDENCE TOGETHER WITH A LARGE DETACHED BARN WITH STABLES, SET WITHIN APPROXIMATELY 18 ACRES IN A PEACEFUL WILDLIFE HAVEN JUST OUTSIDE STUTTON VILLAGE ALMOST MIDWAY BETWEEN LEEDS AND YORK.**





At first floor level there is a principal bedroom with large balcony enjoying fabulous views, dressing room and ensuite bath/shower room. There are then two additional bedrooms served by the house bathroom.

Outside is a detached garage with external staircase leading up to a first floor room suitable for use as a home office, hobby room or gymnasium. There is a large well stocked garden with wildlife pond, rose garden, wildflower meadow area and a newly planted orchard garden all affording a high degree of privacy in a beautiful, private and tranquil setting. Surrounding the house and garden are approximately 18 acres of land divided into four railed fields and planted with mature birch, oak, cherry and maple trees as well as a 2,395 sqft barn, suitable for a variety of uses.

**Tenure:** The property is leasehold held on a 999 year lease from 2002 with no ground rent. The land, garage 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.

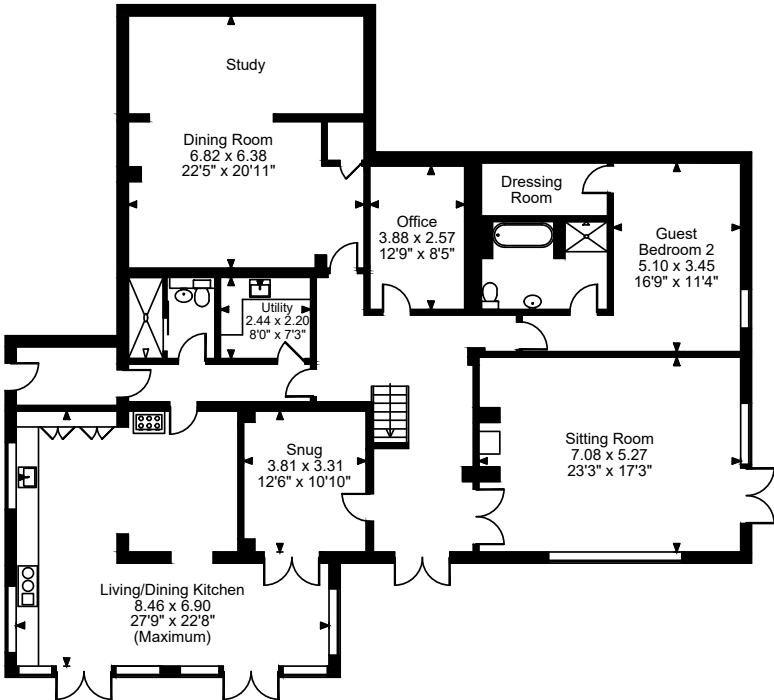
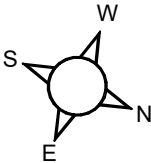




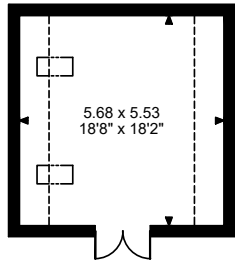
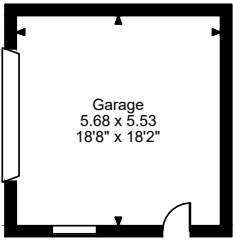
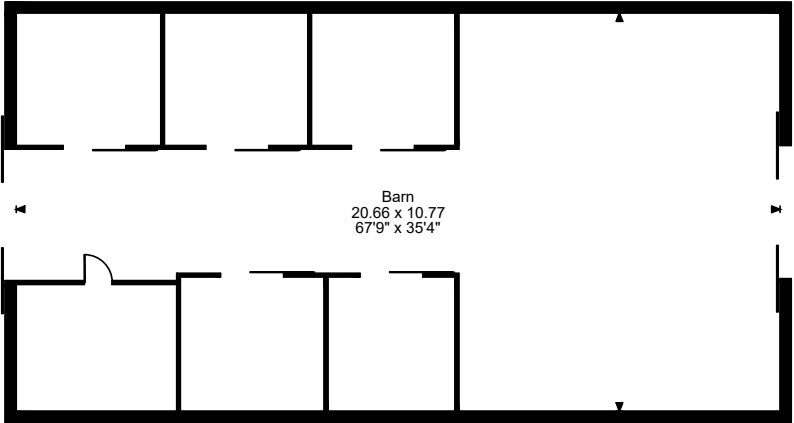




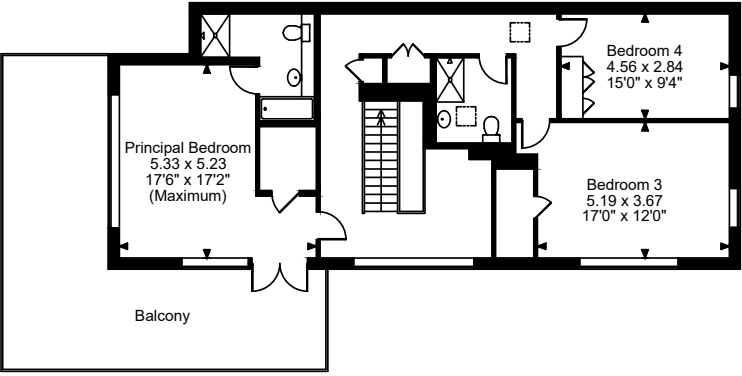
**Renshaw, Stutton**  
**Approximate Gross Internal Area**  
**Main House = 3,738 sq ft / 347 sq m**  
**Barn = 2,395 sq ft / 223 sq m**  
**Garage & Store Above = 578 sq ft / 54 sq m**



**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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**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

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