



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band E (from internet enquiry).

**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.

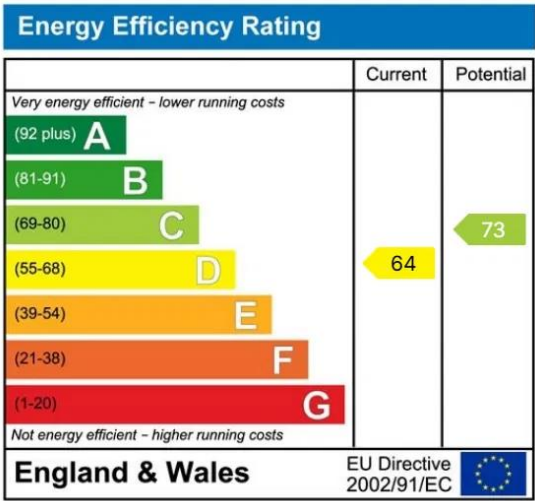
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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.

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

Details prepared July 2025



**Newton Kyme ~ Rose Cottage, Main Street, LS24 9LS**

Available with no onward chain, this delightful three bedroom cottage offers excellent scope for modernisation and cosmetic improvement. Set in a picturesque village location, the property boasts a generous enclosed garden backing onto open countryside, providing far reaching rural views

- Charming period cottage
- Three bedrooms and bathroom
- Far reaching field views to the rear
- Peaceful yet conveniently placed village
- Two reception rooms
- Breakfast kitchen with separate utility and W.C
- Driveway parking
- Generous rear garden with large timber shed and stone outhouse
- No onward chain

**£400,000** PRICE REGION



**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Property Description

Rose Cottage is an attractive stone cottage, enjoying a peaceful setting within the historic village of Newton Kyme. This charming home offers spacious and well presented accommodation throughout, complemented by a private, mature garden and far-reaching views across open countryside. Conveniently situated within close proximity to Boston Spa, Tadcaster and excellent road links via the A64, the property is ideally located for commuting while retaining its idyllic village charm.

Believed to date back over a century, the property retains much of its original character and would now benefit from some cosmetic updates. The accommodation has gas fired central heating and in further detail comprises:-

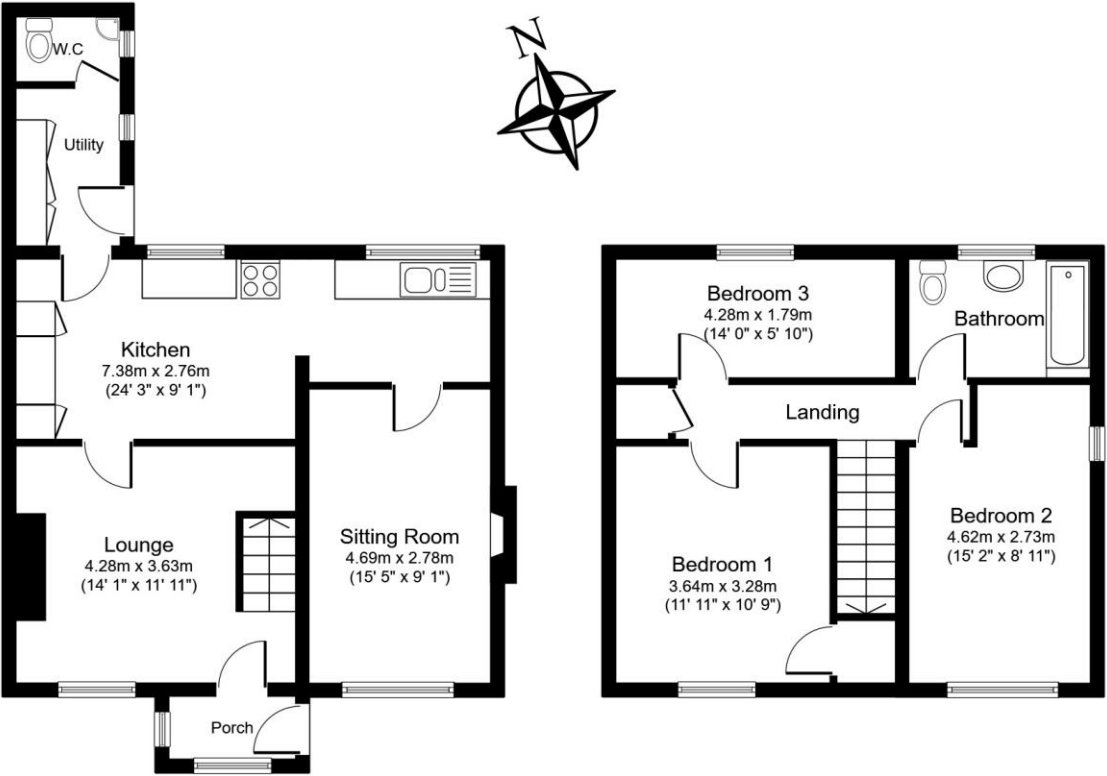
To the ground floor, a useful entrance porch opens into the principal reception room, a comfortable family lounge with staircase rising to the first floor and access through to the kitchen. A second, generously proportioned sitting room sits to the front of the property, featuring a striking stone wall and fireplace, along with a large window to front aspect.

To the rear, a country style breakfast kitchen flows seamlessly into a spacious dining area, offering an ideal space for both informal family living and entertaining. Fitted with a range of painted wooden units and wood-effect worktops, the kitchen is finished with terracotta flooring and an exposed stone pillar, further enhancing its rustic charm. A separate utility room and downstairs cloakroom/WC complete the ground floor accommodation.

To the first floor, the property offers three well proportioned bedrooms, including two spacious doubles to the front elevation, one benefiting from dual-aspect windows and the other with useful built-in storage. A third, smaller bedroom to the rear provides a flexible space, well-suited as a nursery, home office or single bedroom. The family bathroom comprises a white three-piece suite with shower over bath, pedestal wash basin and low flush WC.

To the outside, the property enjoys a gravelled driveway to the side with ample off-street parking and a paved forecourt to the front. The rear garden is a particular feature, offering a tranquil space to relax and enjoy the surrounding countryside. A level space with mature planted borders and a gravel seating area, the garden also benefits from a stone-built outbuilding, ideal for storage and a large timber shed.

Located in the picturesque and highly regarded village of Newton Kyme — surrounded by scenic parkland and countryside — this characterful home will appeal to a variety of purchasers seeking a quiet village life.



Ground Floor First Floor

NOT TO SCALE For layout guidance only  
Total floor area 100.2 sq.m. (1,078 sq.ft.) Approx

