



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

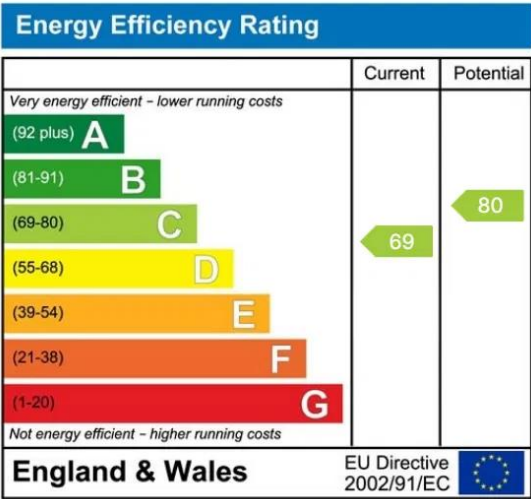
GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

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



Church Fenton ~ Station Farm, Station Road, LS24 9RA

A most charming and deceptively spacious five-bedroom family home, bursting with character and period features set amidst private and landscaped gardens to front and rear. Available with benefit of no upward chain.

- Five bedroom, four bathroom detached home
- Character property dating back to the 18th century
- Former guesthouse with ensuite double bedrooms
- Farmhouse style breakfast kitchen
- Living room, snug sitting room and formal dining room
- Established gardens to front and rear
- Driveway parking and detached double garage
- Popular village location

3 5 4

£635,000 PRICE REGION

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
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All-round excellence, all round Wetherby since 1950

Property Description

Approached via stone pathway flanked by mature flowering shrubs and established borders, the property is entered beneath a cottage-style portico through a modern composite front door into an entrance hall. To the front of the property, a cosy snug features a large double-glazed window overlooking the front garden, along with exposed brick chimney breast with rustic stone hearth, and timber ceiling beam.

The main living room is light and spacious with twin double-glazed bay windows with integrated window seating, ceiling cornicing, and exposed timbers. A further feature fireplace with herringbone brickwork and timber mantelpiece adds warmth and character. Double doors lead into a central hallway, which connects a ground floor W.C. and separate home office.

The heart of the home is the breakfast kitchen, fitted with a range of traditional wall and base units, tiled splashbacks, and complementary work surfaces. A central island provides practical prep space, while the Rangemaster double oven and electric hob sit within a brick inglenook surround with timber mantel above. The adjoining utility room offers space and plumbing for laundry appliances, chest freezer, sink unit, and has a composite stable door and double-glazed window to the rear.

Extended to the rear is a formal dining space with decorative wall panelling, laminate flooring and a striking fireplace set within a brick inglenook surround. Double-glazed French doors open out to the rear garden. To the first floor, the principal bedroom suite enjoys a dual-aspect outlook, creating a light and airy space. A generous walk-in wardrobe and a well-appointed en-suite bathroom complete with Jacuzzi-style bath, step-in shower cubicle, pedestal wash basin and low flush W.C. further enhance the master suite. Bedrooms two and three are both spacious doubles, each benefitting from modern en-suite shower rooms with step-in cubicles, wash hand basins and low flush W.C.s.

Bedroom four, located to the rear, also features fitted wardrobes and its own sizeable en-suite bathroom, complete with panelled bath, shower over, pedestal wash basin and low flush W.C.

Bedroom five is a comfortable single, also enjoying fitted wardrobes and views over the rear garden. Externally, the property is well served with a broad driveway providing off-street parking for multiple vehicles and access to a detached double garage with up-and-over door, power and lighting.

The gardens are a particular feature, enclosed by a shaped stone wall to the front is mainly laid to lawn with richly stocked borders and a selection of flowering plants, shrubs and mature bushes. A charming timber summer house provides a perfect outdoor retreat and seating area.

To the rear, the garden is predominantly laid to lawn with a stone-flagged seating area ideal for al fresco dining and entertaining. The well-established hedging, trees, and shaped shrubs offer a high degree of privacy and a beautiful backdrop for summer enjoyment, benefitting from a westerly aspect to capture the afternoon and evening sun.

