



THE LONG ING

8 ASHFIELD PARK, OTLEY LS21 2HQ

Asking price £650,000

FEATURES

- Former Coach House / Stables Converted In 2002 Forming Part Of The Exclusive Ashfield Park
- Beautiful Hand Built Dining Kitchen With A Central Island
- Southerly Facing Garden Together With A Further Walled Patio Garden
- Delightful Semi Rural Location, Yet Still Convenient For Otley Centre & Schools
- Four Bedrooms, One With An En-Suite, Together With A House Bathroom With A Roll Top Bath
- Light & Airy Sitting Room With A Warming Wood Burning Stove
- Exclusive Electronic Gated Entrance Into Ashfield Park & Private Gravelled Parking For This Home
- Council Tax Band E, Tenure Freehold, Energy Performance Rating D



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4 Bedroom Coach House / Stables Conversion In An Exclusive Setting

Nestled in a lovely semi rural setting, this exquisite barn conversion offers a unique blend of modern living and rustic charm. Originally a former coach house and stables, this property was thoughtfully converted in 2002 and is part of an exclusive collection of homes, complete with an electronic gated entrance into the serene Ashfield Park.

Spanning an impressive 1,351 square feet, this delightful residence boasts four spacious bedrooms, making it ideal for families or those seeking extra space. The property features two well-appointed bathrooms, ensuring convenience for all occupants. The heart of the home is undoubtedly the stunning hand-built dining kitchen, which showcases a central island, perfect for both cooking and entertaining.

The light and airy sitting room is a welcoming space, adorned with beautiful wooden floors and a feature wood-burning stove, creating a cosy atmosphere for relaxation. The property is further enhanced by delightful enclosed gardens, providing a tranquil outdoor retreat, as well as a private walled patio garden, perfect for al fresco dining or enjoying a quiet moment in the sun.

For those with vehicles, the property offers parking for two vehicles, adding to the convenience of this lovely home. With its blend of character, modern amenities, and a picturesque setting, this barn conversion is a rare find in the desirable Otley area. Don't miss the opportunity to make this exceptional property your new home. Viewings are strictly by prior appointment and can easily be arranged by contacting Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Dining Kitchen 17'5" x 16'4" (5.31m x 4.98m)

A fabulous modern dining kitchen, perfect for family and social gatherings creating the perfect hub to this fine home. The kitchen benefits from having a beautiful range of hand built kitchen units including a matching island with quartz worktops over. The kitchen includes an integrated Dishwasher and Washing machine, together with a lovely Range Style Cooker. Complemented by attractive slate tiled flooring, central heating radiator, attractive sash styled windows and a door to the courtyard.

Sitting Room 17'9" x 17' (5.41m x 5.18m)

A fabulous proportioned reception room with a focal wood burning stove perfect for those cold chilly winter days and nights. The room is complemented by wooden flooring, has windows too two elevations and a door to the private walled patio garden, perfect for alfresco dining in the summer months. Further door to the courtyard, a feature exposed stone wall, central heating radiator and the staircase to the first floor.

Bedroom 1. 12' x 10'10" (3.66m x 3.30m)

Having built in bedroom furniture, wardrobes and drawer units, together with a central heating radiator and sash windows to the walled patio garden.

En-Suite

Fitted with a three piece suite comprising a shower cubicle, a wash hand basin and a low level w.c. Central heating radiator and a window.

First Floor Landing

With skylight windows to the pitched ceiling, a central heating radiator and access to the following rooms:

Bedroom 2. 16'4" x 11'3" (4.98m x 3.43m)

Skylight window to the pitched ceiling and a central heating radiator.

Bedroom 3. 13'7" x 11'7" (4.14m x 3.53m)

Built in wardrobes to one wall, a skylight window to the pitched ceiling and a central heating radiator.

Bedroom 4. 11'2" x 8'5" (3.40m x 2.57m)

Skylight window to the pitched ceiling and a central heating radiator.

House Bathroom

Fitted with a three piece suite comprising a roll top bath, a wash hand basin and a low level wc. Skylight window to the pitched ceiling, tiled flooring and a central heating radiator.



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Outside

The property enjoys an enclosed garden with a southerly facing aspect, perfect for all the family to enjoy and with a useful stone outhouse store. There is also a private walled patio garden, perfect for alfresco dining in the summer months. Private parking to the front.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Parking Bay For Two Cars To The Front.

Council Tax

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Medium

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

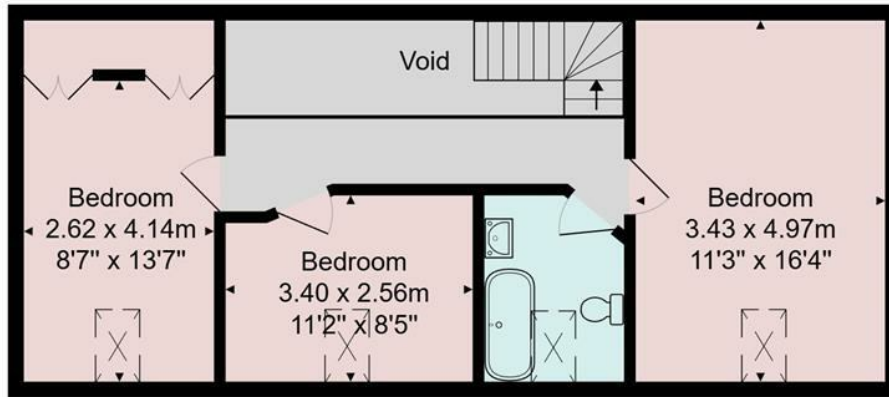
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

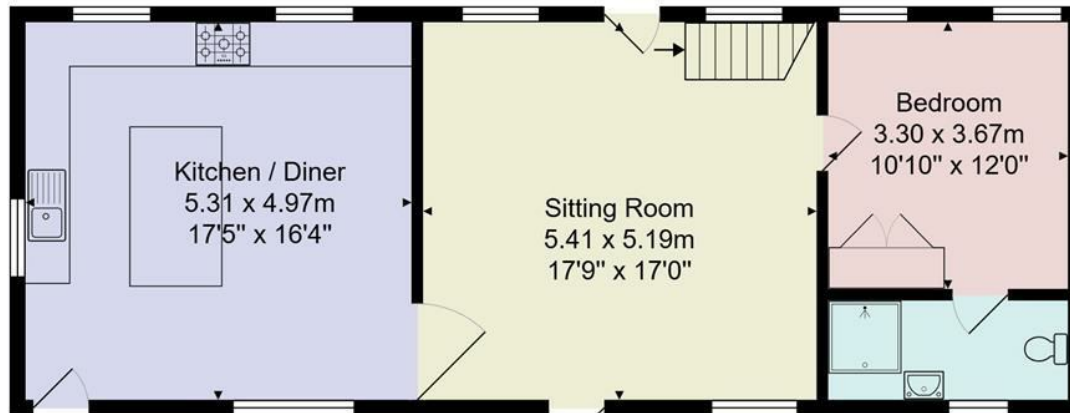
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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First Floor



Ground Floor

Total Area: 125.5 m² ... 1351 ft² (excluding void)

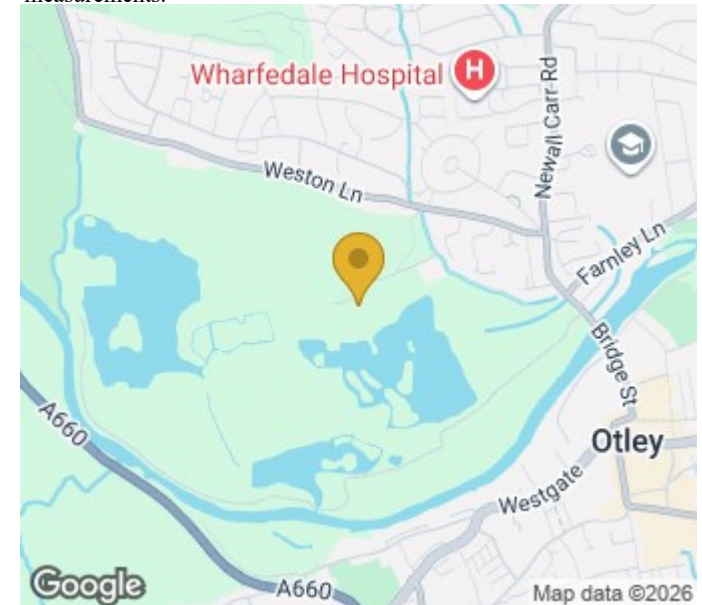
All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010

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