



# PENNDENE MAIN STREET, POOL IN WHARFEDALE LS21 1LH

## Asking price £795,000

### FEATURES

- Stunning Grade II Listed Double Fronted Georgian Period Detached Home
- Separate Stone Built Annex With A Living Kitchen Area, Bedroom & Shower Room
- Four Double Bedrooms To The House, One With A Modern En-Suite & Dressing Room
- Large House Bathroom To The First Floor, Modern Shower Room & Second Toilet To The Ground Floor
- Four Reception Rooms, Three With Amazing Fireplaces And Two With Wood Burning Stoves
- Large Fully Enclosed Westerly Facing Garden
- Cobbled Gated Driveway And A Large Tandem Garage
- EPC Rating D / Tenure Freehold / Council Tax Band F



# A beautiful family home, centrally located in the heart of this sought after village.

Nestled in the charming village of Pool In Wharfedale, this exquisite double fronted Grade II Listed Georgian detached home presents a rare opportunity for discerning buyers. Spanning an impressive 2,704 square feet, this property boasts an abundance of space with four reception rooms, four well-appointed bedrooms, and three modern bathrooms, making it an ideal family residence.

The home is beautifully characterised by its period features, which have been thoughtfully preserved and enhanced with contemporary fixtures, creating a warm and inviting atmosphere. The generous layout provides ample room for both relaxation and entertaining, ensuring that every family member can find their own space.

The property is set within a private, fully enclosed garden that faces west, perfect for enjoying the afternoon sun. The cobbled gated parking area accommodates parking for several cars, complemented by a large stone-built detached garage, offering both convenience and security.

Additionally, the valuable annex presents a versatile space that can serve as a spacious home office or a potential guest suite, catering to the needs of modern living.

This stunning Georgian home is not only a testament to architectural elegance but also a welcoming family haven, situated in a highly sought-after village location. With its unique blend of character and modernity, this property is sure to attract those looking for a distinguished home in a picturesque setting.

To arrange your appointment to view, please contact Shankland Barraclough Estate Agents in Otley.

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

## **Entrance Hallway**

A most welcoming of hallways offering practical tiled flooring, attractive moulded ceiling cornice and dado rails complementing the decorations and the elegant staircase that leads to the first floor. Central heating radiator and a large door to the enclosed garden.

## **Sitting Room 15'8" x 13'9" (4.78m x 4.19m)**

The first of three spacious reception rooms having a warming wood burning stove inset to the chimney breast, moulded ceiling cornice, ceiling rose and picture rails. Window looking out over the garden and a central heating radiator.

## **Living Room 14'1" x 13'5" (4.29m x 4.09m)**

Beautiful marble fireplace with a wood burning stove inset and feature arched alcoves either side. Moulded ceiling cornicing, a central heating radiator and a window looking out over the garden.

## **Dining Room 14'1" x 13'8" (4.29m x 4.17m)**

A lovely entertaining room having a focal fireplace, ceiling cornice and rose, a central heating radiator and windows to the side and rear elevations.

## **Breakfast Room 11'9" x 11'5" (3.58m x 3.48m)**

Open plan to the kitchen, the breakfast room has practical tiled flooring, a central heating radiator and a door to the rear courtyard.

## **Kitchen 27'8" x 5'3 min (8.43m x 1.60m min )**

Offering a comprehensive range of fitted kitchen units having worksurfaces over and a sink unit inset. Built in to the kitchen are a bank of four ovens, two traditional, one a grill and one a microwave. There is also an induction hob with an extractor hood over and an integrated dishwasher. Complemented by tiled flooring, a central heating radiator, window to the courtyard and a glazed door to the kitchen.

## **Sun Room 11'4" x 9'1" (3.45m x 2.77m )**

Having tiled flooring, a tall central heating radiator, French doors and windows to the rear garden.

## **Shower / Wet Room**

Superbly appointed with a modern suite and complemented by fully tiled walls and flooring. Level walk in shower, a wash hand basin and a low level wc. Chrome, central heated towel rail, an extractor fan and a window.

## **Utility / Boot Room 10' x 9'5" (3.05m x 2.87m)**

The perfect area to come in and kick off those muddy boots and wet coats. Plumbing for a washer, practical tiled flooring and a central heating radiator. Window and door.

## **Downstairs WC**

Fully tiled and with a two piece suite that includes a low level wc and a wash hand basin.

## **First Floor Landing**

A lovely long landing with a window at the far end looking out over the gardens.

## **Bedroom 1. 15'8" x 11'7" (4.78m x 3.53m)**

Fitted with a good range of wardrobes to one wall, a window over looking the garden and a central heating radiator.

## **En-Suite**

A large en-suite fitted with a modern four piece suite that includes a spa bath, a walk in shower, a wash hand basin and a low level wc. Central heating radiator, modern tiled flooring and walls, chrome central heated towel rail and windows to the side and over looking the garden.

## **Dressing Room 9'1" x 7'10" (2.77m x 2.39m)**

Having an extensive range of modern built in wardrobes, a central heating radiator and a window.

## **Bedroom 2. 14'3" x 13'5" (4.34m x 4.09m)**

Window looking over the garden and a central heating radiator.

## **Bedroom 3. 14'3" x 13'8" (4.34m x 4.17m)**

Built in wardrobes and dressing table, a window to the rear and a central heating radiator.

## **Bedroom 4. 11'11" x 11'8" (3.63m x 3.56m)**

Window to the rear elevation and a central heating radiator.

## **House Bathroom**

A large house bathroom, complemented by fully tiled walls and flooring and fitted with a four piece suite that includes a spa bath, a level walk in shower with a glazed screen, a wash hand basin and a low level wc. Central heated towel rail, and two windows.

## **Cellar 10'7" x 9' (3.23m x 2.74m)**

Light and power.



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### ANNEX

This stone built annex is an ideal area that could be used as a spacious home office or a perfect guest suite.

### Kitchen Living Area 14'2" x 9'9" (4.32m x 2.97m)

Fitted kitchen units with a sink inset, window and a door to the front. Staircase to the upstairs.

### Bedroom / office space 9'10" x 9'9" (3.00m x 2.97m)

Having a pitched ceiling with a skylight inset.

### Shower Room

Fitted with a three piece suite that includes a shower cubicle, a wash hand basin and a low level w.c.

### Parking & Garage

Gated access leads to a lovely cobbled driveway providing private off road parking. This also leads to the stone built detached garage (31'8" x 11') having a remote door to the front, light and power points.

### Gardens

The property enjoys very pleasant and privately enclosed gardens that include a private court yard from the breakfast room to the Annexe, whilst the main garden is predominately laid to lawn together with a large patio area. Fruit trees, stone walling and conifer hedging enclose the gardens.

### 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](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

### Opening Hours

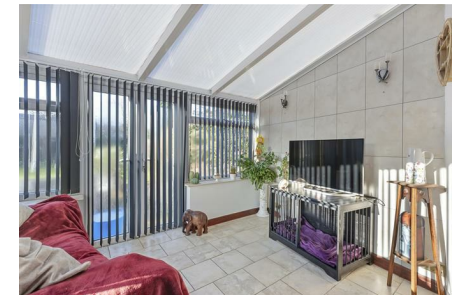
Monday to Friday 9am - 5.30pm  
Saturdays 9am - 4pm

### Council Tax

Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 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>



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**Flood Risk Summary**

Surface Water - Very Low

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>

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & Garage

**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**

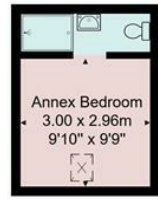
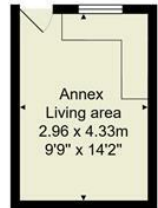
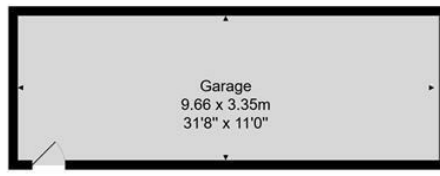
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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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Total Area: 251.2 m<sup>2</sup> ... 2704 ft<sup>2</sup> (excluding cellar storage, annex living area, annex bedroom, garage)  
 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**  
**E: info@shanklandbarraclough.co.uk**  
**W: www.shanklandbarraclough.co.uk**

