



# 7 HOME FARM MEWS MENSTON LS29 6BF

**Asking price £795,000**

## FEATURES

- Beautifully Presented Stone Built Four Double Bedroomed Mews Property
- Large Reception Room With Feature Brick Fireplace
- Elegant Master Bedroom With Modern En-Suite Shower Room
- Two Useful Mezzanine Areas Ideal For A Home Office, Hobbies Or Games Room
- South Facing Enclosed Rear Garden With Yorkshire Stone Patio & Dry Stone Walls
- Stunning Living Dining Kitchen With Bi-Folds Out To The South Facing Rear Garden
- Spacious Entrance Hall With Cloakroom & Utility Room
- Three Further Double Bedrooms, Serviced By Another En-Suite & House Bathroom
- Tenure Freehold / EPC Rating B / Council Tax Band F
- Blockpaved Driveway & Garage In A Private Residential Area



# Simply Stunning 4 Bedroom Stone Built Mews Property

Nestled in the charming Home Farm Mews in Menston, this beautifully presented stone-built house offers a perfect blend of modern living and traditional elegance.

Upon entering, you are welcomed by a generous reception hall, ideal for welcoming guests or providing an extremely useful space for a busy household. Double doors lead into a spacious reception room, featuring a striking brick fireplace that serves as a focal point, ideal for cosy gatherings or quiet evenings.

The heart of the home is undoubtedly the stunning living dining kitchen, which boasts bi-fold doors that open seamlessly to the south-facing rear garden. This design not only floods the space with natural light but also creates an inviting atmosphere for entertaining or enjoying family meals. The garden itself is a delightful retreat, featuring a beautifully laid Yorkshire stone patio, perfect for al fresco dining or simply soaking up the sun. The well-maintained garden offers a tranquil space to unwind, perfect for enjoying the sunshine or hosting summer barbecues.

The property comprises three further double bedrooms, each generously sized and serviced by an additional en-suite bathroom, ensuring comfort and privacy for all occupants. The elegant master bedroom is a true retreat, complete with a modern en-suite shower room that adds a touch of luxury to your daily routine.

In addition to the main living areas, the property boasts two useful mezzanine spaces. These versatile areas can be tailored to your needs, whether as a home office, a hobby room, or a games room, providing flexibility for modern lifestyles.

Outside, the block-paved driveway and additional parking area provides parking for numerous vehicles, making it convenient for families or guests.

This home truly encapsulates the essence of comfortable living in a picturesque setting, making it a must-see for anyone looking to settle in this desirable location. To arrange a viewing contact Shankland Barraclough Estate Agents in Otley.

## Menston

Situated between Ilkley and Otley, Menston is a thriving and popular village community with a good range of everyday amenities including local shops, post office, doctors surgery and dental surgery, pharmacy, an excellent primary school, sporting facilities, fantastic park and various public houses. The village has its own train station with regular services to the city centres of Leeds and Bradford, making it an ideal base for the city commuter.

## The Accommodation...

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

### Ground Floor

#### Spacious Entrance Hall

A wonderful open entrance hall with plenty of space for coats and shoes having oak flooring, wooden entrance door, and stairs up to the first floor with window to the front elevation having exposed brick reveals. Radiator, recessed spotlights, cloakroom and utility room off.

#### Cloakroom

With a low suite w.c and wash basin with cupboard under. Oak flooring, radiator and recessed spotlights.

#### Utility Room 7'9" x 6'3" (2.36m x 1.91m)

An extremely useful room, ideal for busy households having base and wall units and stainless steel sink with tiled splash back. Plumbing for an automatic washing machine, space for a dryer, vinyl flooring and radiator.

#### Sitting Room 23'7" x 15'3" (7.19m x 4.65m)

A magnificent spacious reception room having plenty of room for a three piece suite and dining table, benefiting from a terrific feature brick fireplace with stone hearth housing a gas stove. Recessed spotlights, two wall light points, oak flooring, two radiators and two windows to the front elevation with one being a full length picture window. Access into:

#### Living Dining Kitchen 27'9" x 13'0" (8.46m x 3.96m)

A stunning living dining kitchen, the 'heart' of any family home comprising a range of stylish base and wall units incorporating cupboards, drawers and concealed lighting with Quartz work surfaces having a tiled splash back. Fitted kitchen island again having Quartz work surface and breakfast bar. Inset one and a half bowl stainless steel sink unit with mixer tap, integrated range oven, dishwasher and space for a freestanding American style fridge/freezer. Oak flooring, recessed spotlights, radiator, cupboard housing the central heating boiler, window to the rear and bi-folding doors out to the south facing rear garden.

### First Floor

#### Landing

With airing cupboard.

#### Bedroom 1. 16'3" x 15'0" (4.95m x 4.57m)

An elegant and large master bedroom having a range of fitted wardrobes, recessed spotlights, radiator and velux window to the front elevation.

#### En-Suite

A modern ensuite comprising a generous tiled shower stall, wash basin with cupboards under and low suite w.c. Heated towel rail, fully tiled walls and floor and recessed spotlights.

#### Bedroom 2. 15'0" x 12'6" (4.57m x 3.81m)

Another spacious double bedroom again having a range of fitted wardrobes and velux to the rear elevation. Laddered access to:

#### Mezzanine 15'4" x 9'8" (4.67m x 2.95m)

A terrific area accessed via a fitted ladder, ideal for those working from home but would also make a perfect hobbies room of gaming area for teenage children. Fitted cupboards and velux window to the rear elevation.

#### En-suite

A second en-suite with tiled shower stall, pedestal wash hand basin and low suite w.c. Heated towel rail, part tiled walls and floor and recessed spotlights.

#### Bedroom 3. 12'3" x 11'3" (3.73m x 3.43m)

With two fitted wardrobes, radiator, velux window to the front elevation and laddered access to:



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**Mezzanine 12'3" x 9'8" (3.73m x 2.95m)**

Currently used as a storage space but could also be utilised as another study area with velux window to the rear elevation.

**Bedroom 4. 12'3" x 9'0" (3.73m x 2.74m)**

A fourth double bedroom with bulkhead storage cupboard, radiator and window to the rear elevation.

**Bathroom**

Having a white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash hand basin. Radiator, fully tiled walls, shaver point, vinyl flooring and extractor fan.

**Outside**

To the rear of the property there is an enclosed private south facing rear garden with attractive drive stone wall, Yorkshire Stone flagged patio and astro turfed areas ideal for a growing family to enjoy the afternoon sun. Raised flower borders, outside tap and retractable awning over the patio ideal for alfresco dining. To the front of the property there is an open lawned area with flower borders.

**Garage & Parking**

The property benefits from a single garage with up and over door, light and power. Parking is available via a blockpaved driveway in front of the garage with additional parking also available for the owners of Home Farm Mews to use.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Block Paved Parking Space

Please note the owners pay £25 a month which covers the maintenance of shared areas, painting of external woodwork and garages. This is paid to Home Farm Management Company which is managed by the residents.

**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>

**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>



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#### Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit [www.bradford.gov.uk](http://www.bradford.gov.uk) or telephone them on 01274 432111.

#### 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

#### 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.

#### 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.

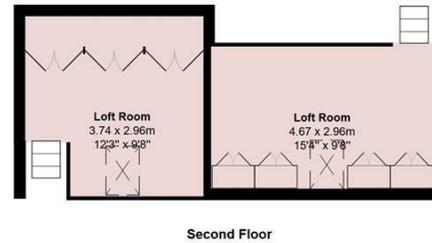
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

#### 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: 217.1 m<sup>2</sup> ... 2337 ft<sup>2</sup>

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</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.



Call us on 01943 889010  
[info@shanklandbarracough.co.uk](mailto:info@shanklandbarracough.co.uk)  
[www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)

