



# SWISS COTTAGE OLD POOL BANK LS21 1EN Asking price £150,000

## FEATURES

- Charming Detached Bungalow
- Lovely Semi Rural Position
- Detached Garage
- One Bedroom
- Two/Three Reception Rooms
- Workshop & Outside Store
- Excellent Views
- Neatly Kept Gardens
- Leasehold / EPC Rating D / Council Tax A
- Timber-Framed Construction



# A Charming One Bedroom Bungalow in a Semi Rural Location

Nestled in the charming semi-rural area of Old Pool Bank, Pool In Wharfedale, this delightful timber-framed bungalow offers a perfect blend of comfort and tranquillity. Spanning an impressive 775 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed bedroom provides a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests.

One of the standout features of this home is the stunning views of the Wharfe Valley, which can be enjoyed from various vantage points within the property and garden. The surrounding landscape offers a picturesque backdrop, making it an ideal setting for those who appreciate nature and the outdoors. Additionally, a detached garage with a workshop provides an excellent opportunity for hobbies or extra storage, catering to a variety of needs.

This bungalow is perfect for individuals or couples seeking a peaceful lifestyle in a scenic location, while still being within easy reach of local amenities. With its charming features and serene surroundings, this property is a wonderful opportunity for anyone looking to make a home in the heart of Wharfedale. To arrange your viewing of this lovely bungalow, please contact Shankland Barraclough Estate Agents In Otley.

## The Accommodation...

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

### Sun Room 13'10" x 7'11" (4.22m x 2.41m)

A charming entrance to the property with laminate wood flooring throughout, and plenty of windows giving a lovely outlook over the rear garden, with full height windows to the side.

### Sitting Room 19'7" x 13'6" (5.97m x 4.11m)

A very spacious sitting room with attractive wood panelled walls, gas fire with stone surround and large window to the front giving wonderful views over the Wharfe Valley.

### Kitchen 10'7" x 9'2" (3.23m x 2.79m)

Fitted with a smart range of cream base and wall units with granite style work surfaces over, with integrated appliances including electric oven and hob, microwave and stainless steel sink unit. Space for a freestanding fridge-freezer, and plumbing for a washing machine. Windows to the side and rear.

### Dining Room 10'7" x 9'10" (3.23m x 3.00m)

Offering a lovely elevated view to the front over the valley, a good sized dining room accessed via a sliding glazed door off the Sitting Room.

### Inner Hall

On the other side of the Sitting Room, giving access to the bedroom and bathroom, with a useful store cupboard.

### Bedroom 13'5" x 10'11" (4.09m x 3.33m)

A spacious double bedroom with fitted wardrobes, dressing table and cupboards, offering the excellent outlook to the front, and further window to the side.

### Bathroom

A smart bathroom with large walk-in shower, and a good range of fitted storage incorporating the wash basin and low suite wc, Large heated towel rail and window to the side.

### Outside

The property stands in a lovely plot with landscaped gardens with paved and gravelled seating areas, and mature shrub borders, adjoining a section of woodland to the rear. A neat tarmacked driveway provides off street parking and leads to a good sized garage (15'9" x 9'1") with adjoining workshop and store.

### Tenure, Services And Parking

Tenure: Leasehold - the property is leased on a 10-year lease from Pool in



Wharfedale Parish Council, commenced 1st January 2026, at a ground rent of £195.72 per annum.

All Mains Services Connected  
Parking: Driveway and Garage

### Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 650 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>

### Council Tax Leeds

Leeds City Council Tax Band A. 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.

### 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



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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**

This property is of timber frame construction, and as such is not suitable for mortgage lending, so any purchase will need to be on a cash basis.

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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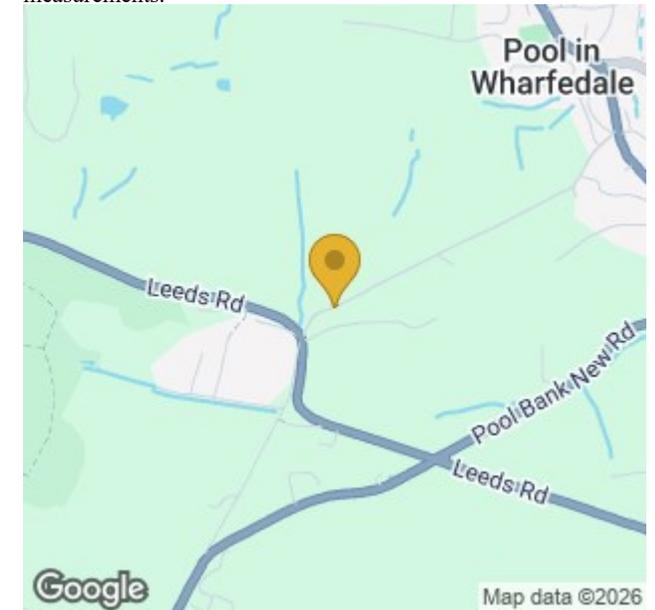


Total Area: 103.0 m<sup>2</sup> ... 1109 ft<sup>2</sup>

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.



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