



LA VACHERIE CASTLEY LANE, CASTLEY LS21 2PY

Asking price £725,000

FEATURES

- Beautiful Barn Conversion Creating A Unique Detached Bungalow
- Three Good Sized Bedrooms, With The Principle Bedroom Having A Modern En-Suite
- Stylish Modern And Fully Integrated Breakfast Kitchen & A Utility Room
- Gravelled Driveway And A Double Garage
- Set In Small And Exclusive Collection Of Character Homes In The Rural Setting Of Castley
- Two Well Proportioned Reception Rooms With The Sitting Room Having A Warming Stove
- Attractive Gardens, Well Stocked And Privately Enclosed
- EPC Rating G / Tenure Freehold / Council Tax G



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Beautiful 3 Bedroom Detached Barn Conversion In An Idyllic Location

Forming part of a small and exclusive number of former barn conversions within the rural hamlet of Castley, we are delighted to offer for sale La Vacherie, a beautiful stone built detached bungalow, standing in attractive well stocked private gardens, together with a gravelled driveway and a double garage. Oozing charm and character including exposed beams and full height pitched ceilings, whilst having been sympathetically and tastefully modernised including a highly attractive and integrated kitchen and ensuite in recent years. The accommodation incorporates three good sized bedrooms, with the principle bedroom having its own en-suite. There is a house bathroom, two excellent proportioned reception room with a warming stove to the sitting room, a valuable study for those working from home, the house bathroom, the kitchen and a utility room. Truly worthy of an appointment to view, please contact Shankland Barraclough Estate Agents in Otley for your appointment, you will not be disappointed.

Castley is a beautiful hamlet located in the stunning lower Wharfedale valley, making it ideal for commuting to the business centres of Leeds, Bradford, Harrogate and surrounding. Nearby we have Weeton railway station which is situated on the Leeds to Harrogate line with regular services to both these locations and further afield including York and connections to London Kings Cross for those travelling further afield. Leeds Bradford Airport is approximately 15 minutes away by car. The countryside is on your doorstep, so why not enjoy great countryside walks all around you, including very pleasant stroll to the Hunters Inn for example for a refreshment, which is just over a mile away.

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

Sitting Room 22'3" x 13'4" (6.78m x 4.06m)

A lovely proportioned reception room having a warming stove to the chimney breast, exposed beams to the pitched ceiling, central heating radiators and windows to the front, side and rear elevations.

Dining Room 12'11" x 11'1" (3.94m x 3.38m)

With attractive polished floors, exposed beams to the pitched ceiling, central heating radiator and windows to the lovely rear gardens.

Breakfast Kitchen 18'2" x 8'7" (5.54m x 2.62m)

Superbly appointed with a modern range of wall and base units having soft closers, matching drawer units and integrated appliances including a dishwasher, fridge-freezer, electric double oven and an induction hob. Exposed beams to the pitched ceiling, a central heating radiator and windows to the front elevation.

Utility Room 7'11" x 5'9" (2.41m x 1.75m)

Having a large double cupboard, plumbing for a washer, window and a door to the front elevation.

Inner Hallway

Long hallway with a central heating radiator and access to the following rooms:

Home Office 8'6" x 6'1" (2.59m x 1.85m)

A valuable room to any home, the home office has two windows to the front and a central heating radiator.

Bedroom 1. 13' x 12'5" (3.96m x 3.78m)

Having a window looking out over the attractive rear gardens, a central heating radiator and exposed beams to the pitched ceiling.

En-Suite To Bedroom 1.

Fitted with a modern three piece suite comprising a walk in shower with a glazed screen, a wash hand basin to a vanity unit and a wall mounted wc. Complemented by tiled walls, exposed beams and a window to the garden.

Bedroom 2. 18'2" x 9'2" (5.54m x 2.79m)

Having windows to the front and rear elevations, a central heating radiator and exposed beams to the pitched ceiling.

Bedroom 3. 12'5" x 9'3" (3.78m x 2.82m)

Central heating radiator, windows to the lovely rear gardens and exposed beams to the pitched ceiling.

House Bathroom

A three piece suite in white comprising a panelled bath with a mixer shower tap and a screen over, a wash hand basin and a low level wc. Complemented by tiled walls, a central heating radiator and windows to the front elevation.

Outside

Externally the property commences with a gravelled driveway which in turn leads to the double garage (16'11" x 16'11") having twin doors to the front and a window to the side. The gardens to the rear are delightful, they are fully enclosed and privately screened creating a peaceful haven. There is a large stone patio directly from the house with a feature ornamental pond and a well stocked rockery. This in turn leads to a good sized lawned garden with a selection of shrubs, bushes and trees to the borders and a further patio are to one corner.



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Tenure, Services And Parking

Tenure: Freehold
Electric, Water & Drainage All Mains Connected. The Central Heating Is Oil.
Parking: Private Driveway & A Double Garage.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to two of the four main carriers being O2 and Vodafone. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax

North Yorkshire Council Tax Band G. For further details on North Yorkshire Council Tax Charges please visit www.northyorks.gov.uk

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

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.



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Offer Acceptance & AML Regulations

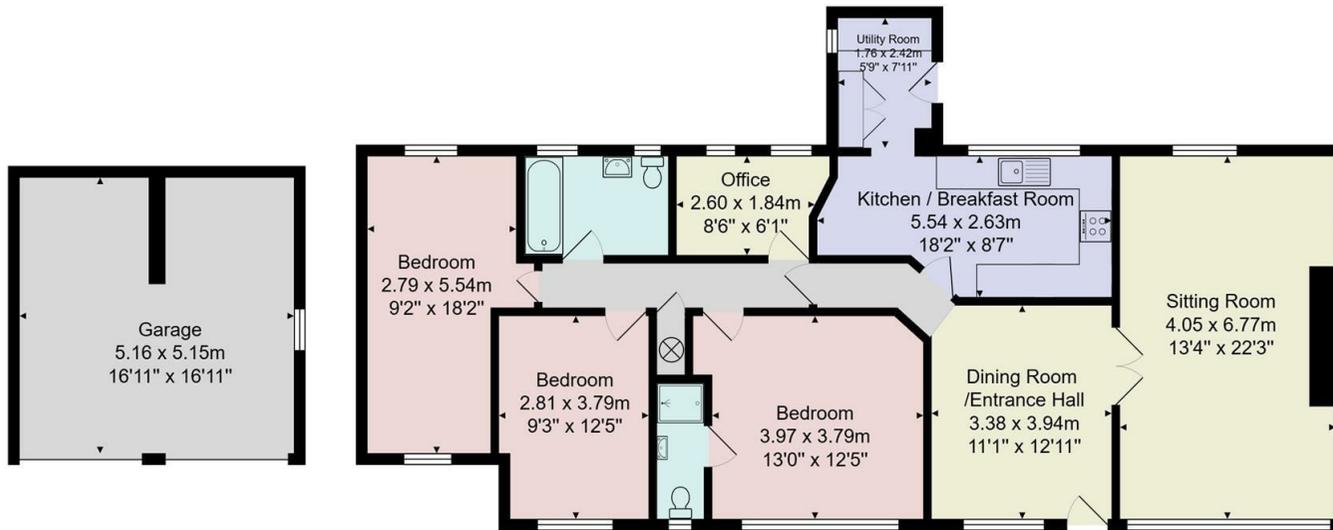
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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: 124.6 m² ... 1341 ft² (excluding 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
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
E: info@shanklandbarraclough.co.uk
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