



Chapel House | Timble | Otley | LS21 2NN

Asking price £550,000

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Otley | LS21 2NN  
Asking price £550,000

A true gem of a property, Chapel House epitomises country-style living, situated in the charming village of Timble, complete with its own public house, The Timble Inn.

This property oozes charm and character from the moment you walk up the garden path. You are greeted by a quaint front door with a beautiful trailing rose over the doorway. Upon entering the property, you arrive in the cosy sitting room, complete with a wood-burning stove. Beyond lies the dining kitchen featuring a traditional Aga oven, while a few steps down lead to a further reception room/snug. A downstairs cloakroom and rear entrance porch complete the ground floor accommodation.

Upstairs, you will find two bedrooms, a useful study/occasional bedroom, and a house bathroom.

The gardens are a real feature of Chapel House, with a generous rear lawned garden, summer house, and space to park a vehicle off-road.

- Quaint country cottage
- Generous gardens
- Two bedrooms plus study
- Off road parking
- Sought after village location
- Wood burning stove

**GROUND FLOOR**



A true gem of a property, Chapel House epitomises country-style living, situated in the charming village of Timble, complete with its own public house, The Timble Inn.



### Sitting Room

15'07 x 13'06 (4.75m x 4.11m)

With a door to the front elevation and a window to the front featuring a built-in window seat, this charming room also benefits from engineered oak flooring, a radiator with decorative cover, and a feature fireplace with a stone hearth and inset wood-burning stove. Exposed ceiling beams add further character to the space. Stairs lead off to the first floor, useful storage cupboards are located at the foot of the stairwell.

### Snug

11'03 x 9'0 (3.43m x 2.74m)

Having a vaulted ceiling, window to the side elevation, panelled walls and an engineered oak floor covering. A radiator with a decorative cover.

### Dining Kitchen

17'11 x 10'03 (5.46m x 3.12m)

A spacious dining kitchen with ample space for a dining table and chairs. A range of wall and base cabinets with solid wood work tops and tiling to the splash areas. A one and a half bowl sink and drainer, plumbing for a washing machine and dishwasher. An electric Aga oven set back into a recess with a floating wooden beam over, exposed beams to the ceiling and a large walk in cupboard. Two windows to the rear elevation and a glazed door leads to the rear porch area.

### Rear Porch

With a glazed door and window to the rear elevation. Hot and cold taps. Gives access to the cloakroom.

### Cloakroom

With a WC, wash basin and a window to the side elevation.

## FIRST FLOOR

### Landing

Access to a boarded loft via a pull down ladder.

### Bedroom One

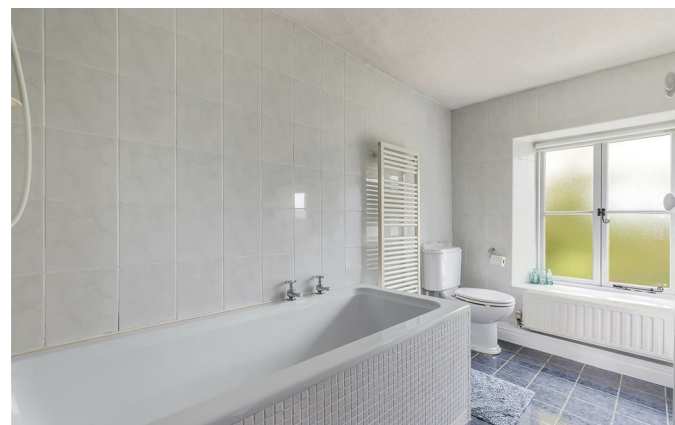
14'7 x 13'7 into wardrobes (4.45m x 4.14m into wardrobes)

With a window to the front elevation, fitted mirrored wardrobes to one wall, a large built in cupboard and exposed floorboards.

### Bedroom Two

10'08 x 10'03 (3.25m x 3.12m)

With a window to the rear elevation and exposed floorboards. Providing access to the study room.



### Bedroom Three/Study

12'07 x 9'04 (3.84m x 2.84m)

With a window to the rear elevation and wood effect floor covering.

### Bathroom

10'03 x 6'10 max (3.12m x 2.08m max)

A Jack and Jill style bathroom. Comprising a bath with shower over, WC, vanity wash basin, towel rail and a window to the rear elevation.

A useful airing cupboard houses the water tank. Tiled floor area.

### Gardens

To the front of the property there is a low maintenance paved garden with gated access and well stocked border. To the rear of the property there is space to park a vehicle off road this could be further developed to create more hard standing if required subject to any necessary permissions.

The rear gardens are a good size laid mainly to lawn bound by beautiful drystone walls with flower and shrub borders, there are two paved patio seating areas and a Summerhouse. The oil tank and boiler are also situated in the rear garden.

### 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.

### Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

### Council Tax

North Yorkshire County Council Tax band E.



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Total Area: 106.6 m<sup>2</sup> ... 1148 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. 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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 56                      | 78        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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