



ASPEN HOUSE

Church Lane | Pool in Wharfedale

## Aspen House

CHURCH LANE, POOL IN WHARFEDALE, LS21 1LP

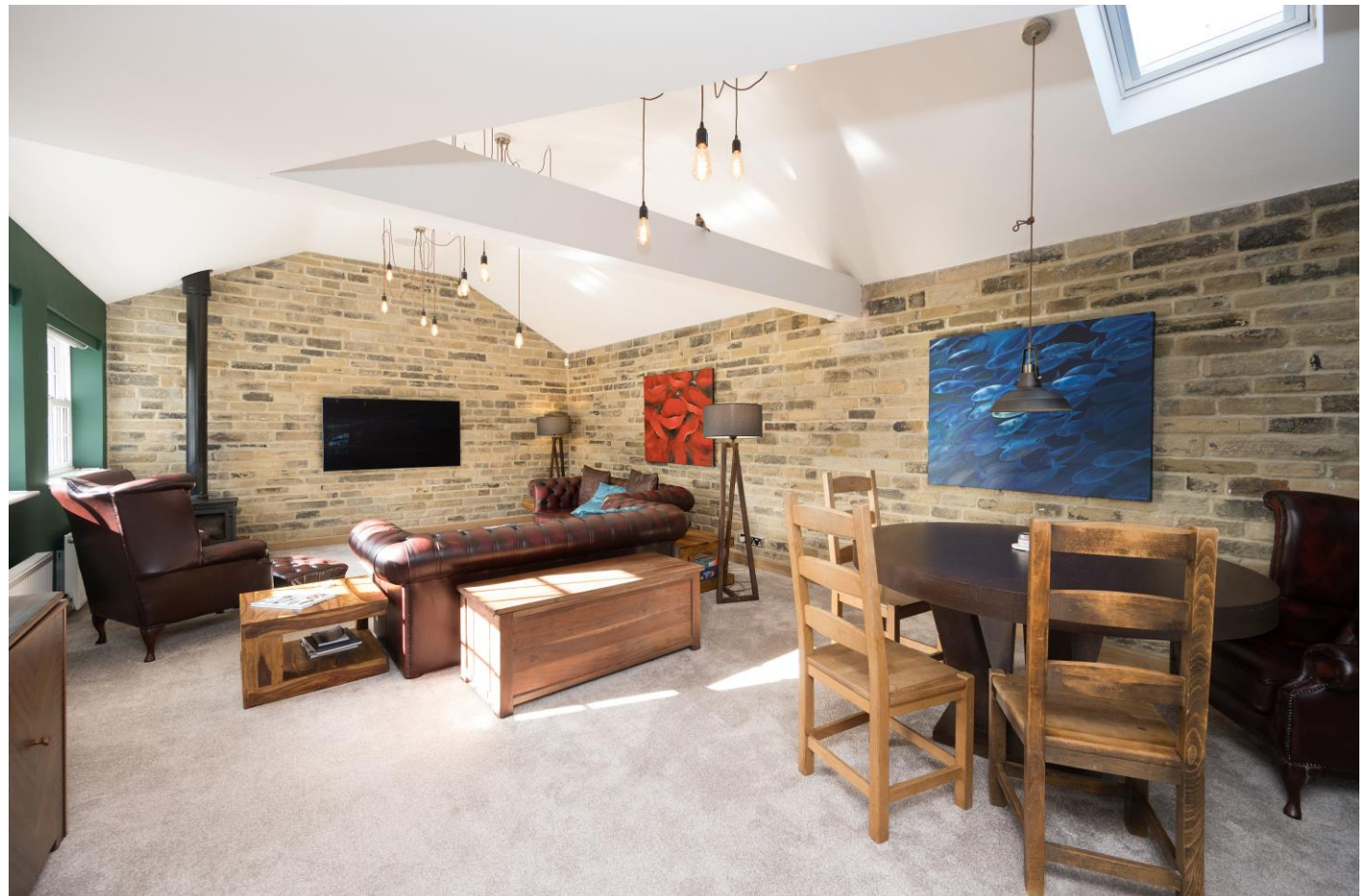
A 5 bedroom detached family home with a private garden, single garage and a spacious driveway. The property is sat at the head of a shared private road with views over open fields.

**Guide price £925,000**

### SITUATION

Pool in Wharfedale is a sought after and conveniently located village south of Harrogate, east of Otley and west of Leeds with local amenities including a post office/store, the White Hart public house, a nearby sports and social club providing, tennis, cricket, football activities and a highly regarded primary school which currently feeds to Prince Henry's Grammar school in Otley. More extensive amenities are available in the nearby active market town of Otley.

The village is well served by regular bus services, there is the benefit of a railway station at nearby Weeton and the Leeds/Bradford International Airport is easily accessible at Yeadon. The motorway network, A1/M1/M62, near to Wetherby makes areas further afield more accessible by road.





## DESCRIPTION

Aspen House is a detached family home that has recently been refurbished to a high standard, providing a spacious and versatile living area with the central hub of the home being a superb, newly refurbished open plan living dining kitchen fitted with wall and base units, a large island, integral appliances, and a wood burning stove.

To the rear of the kitchen the bi-fold doors open out to the private garden where a covered outdoor cooking area has been created, providing a further outdoor reception and entertaining space.

Continuing, on the ground floor there is a large living room with 2 feature exposed stone walls and a log burning stove, utility room, playroom, home office fitted with bespoke office furniture, WC, two under-stair cupboards ideal for coats and an additional hanging space/boot room area.

Aspen House is finished to an exceptionally high standard with integrated speaker system throughout the property.

To the first floor, up the main staircase, there is a generous master bedroom with ensuite shower room, 3 further bedrooms (1 with ensuite shower room) and a house bathroom.

The entirety of the first floor has an air conditioning system - a rarity in the UK, truly being of benefit during the warm summers. Accessed by a second staircase and benefiting from its own entrance, there is a further 5<sup>th</sup> bedroom and ensuite shower room.

## Outside

The property has a private driveway to the front with space to park a number of cars, as well as a single garage.

The garden to the rear has both a lawn and paved patio area, with ample space for a large table and chairs and a seating area. There is a covered cooking area with a large traditional stone pizza oven, sink, food preparation surface and space for a BBQ if desired, making this an ideal entertaining space for alfresco dining.



## ADDITIONAL INFORMATION

**Tenure**  
Freehold

**Services**  
Mains electricity, water, gas and drainage.

**Council Tax**  
Band G

**Local Authority**  
Leeds City Council

## Wayleaves & Easements

The property is sold subject to all Rights of Way, public and private, which may affect the property.

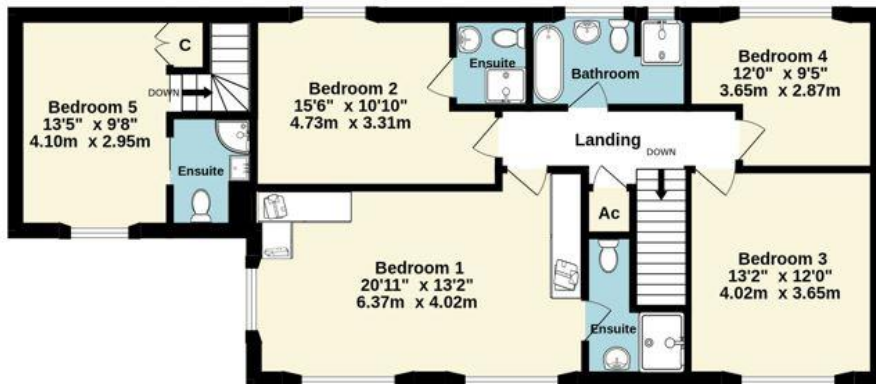
## Viewings

Strictly through the selling agents  
Lister Haigh 01423 860322

## Directions

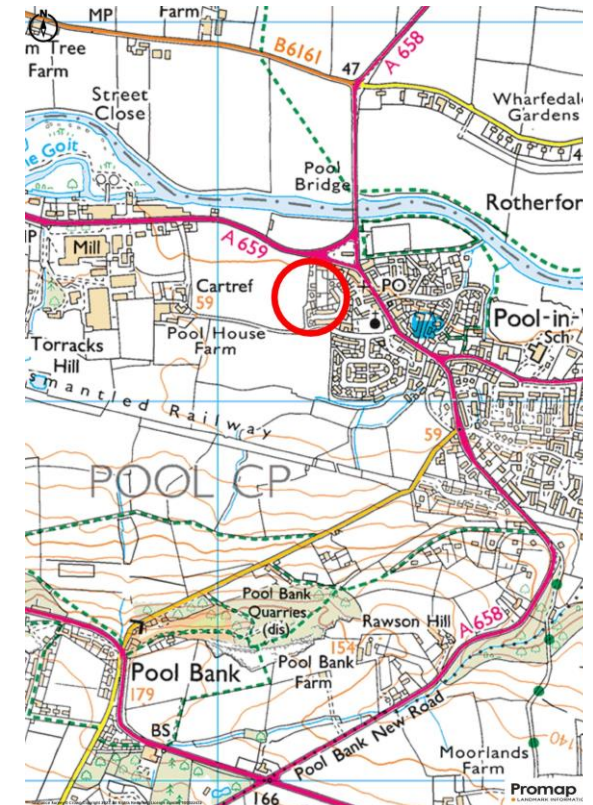
Coming from Harrogate on the A658 into Pool in Wharfedale, passing the Shell garage on the right-hand side and continue down Main Street. Once you have driven past the Post office/Go local on your left, take the next right turn onto Church Close and continue down this road and as you pass the row of houses on the right (fields on the left) and just before it continues into open fields there is right turn, identified by our Lister Haigh Sale board. Continue to the end of this lane where you will find Aspen House.





TOTAL FLOOR AREA : 2798 sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix 02023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		



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