



East Chevin Road, Otley
Asking Price: £895,000

DaleEddison
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Pelstone Cobbles

East Chevin Road Otley LS21 3BN

A UNIQUE STONE BUILT CONVERTED COACH HOUSE AND STABLING, STANDING WITHIN APPROXIMATELY 6.5 ACRES OF BEAUTIFUL LANDSCAPED GARDENS, WOODLAND, ORCHARD AND PADDOCKS, LOOKING DIRECTLY ONTO THE PICTURESQUE OTLEY CHEVIN

Occupying a truly outstanding location, with views from every window over picturesque grounds & adjoining countryside, this impressive stone built converted coach house & stabling stands within approximately 6.5 acres, incorporating formal gardens, a woodland, orchard & paddocks with stabling. The property itself is appointed to a very high standard indeed, with a love & care for detail shown on every level to create a stunning family home, skilfully combining charming character features & high quality fixtures & fittings throughout. As well as the extraordinary grounds, the property also includes a cobble courtyard, ample parking for several vehicles & a detached stone built garage with an office/play area over.



The accommodation with beautiful character features, pine doors, GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

GROUND FLOOR

ENTRANCE HALLWAY Via an outer door from the cobbled courtyard, stone flagged flooring, windows with stone sills and two central heating radiators.

SITING ROOM 22' 8" x 13' 5" min 21' 9" max (6.91m x 4.09m)

An impressive reception room having a feature exposed stone wall and chimney breast with a multi fuel stove inset. Beautiful oak flooring, two barrelled central heating radiators, windows to three elevations and French doors looking out over the cobbled courtyard.

DINING KITCHEN 21' 11" x 14' 10" (6.68m x 4.52m)

The hub of every good home has to be the kitchen, and this fabulous kitchen certainly doesn't disappoint. Comprehensively fitted with a hand built oak fronted kitchen with black granite work surfaces over, a Belfast sink inset, Stoves range cooker, integrated fridges and a dishwasher. The character shines through in this room which includes Yorkshire stone flagged floors, an exposed stone wall and chimney breast, with a wood burning stove inset and a beamed ceiling. Central heating radiator and windows to the cobbled courtyard.

FAMILY ROOM / SNUG 13' 5" x 11' 4" (4.09m x 3.45m)

Situated at the far end of the house, with windows and door looking out over the countryside behind, polished floorboards and a central heating radiator.

STUDY 8' 4" x 8' 2" (2.54m x 2.49m) Window looking over the garden and a central heating radiator.

UTILITY ROOM 7' 8" x 7' 2" (2.34m x 2.18m) Stone flagged flooring, a window looking over the garden, wall mounted central heating boiler and a good range of wall and base units with work surfaces over and a sink unit inset.

SHOWER ROOM & W.C 7' 7" x 2' 7" min (2.31m x 0.79m)

Fitted with a three piece suite comprising a shower cubicle, a wash hand basin and a low level w.c. Tiled flooring and half height tiled walls, chrome heated towel rail and an extractor fan.

LOWER GROUND FLOOR

The lower ground floor area could be used for a variety of uses, including a guest bedroom as there is the wet room & w.c off, has it's own door to the garden and the current laundry area could potentially be made into a small kitchen area. There is also the cellar off, with further potential, subject to obtaining the required approvals.

INNER VESTIBULE Stone flagged flooring, useful deep storage cupboard and the staircase to the ground floor.

PLAYROOM / SITING ROOM / GUEST BEDROOM 13' 5" x 11' 5" (4.09m x 3.48m) Having a fantastic, aged, stable door, maple flooring, barrelled central heating radiator, window with a stone sill and a door to the rear garden.

LAUNDRY ROOM 6' 2" x 5' 8" (1.88m x 1.73m) Plumbing for a washing machine, wall cupboards, a central heating radiator and a window.

WET ROOM 5' 6" x 5' 4" (1.68m x 1.63m) A fully tiled wet room including a shower, wash hand basin and a low level w.c. Chrome heated towel rail and a window to the rear elevation.

CELLAR A very useful tanked out area with light and power points.

FIRST FLOOR LANDING Several windows for good natural light including the top of the arched glazed window, two central heating radiators and exposed beams to the pitched ceiling.

BEDROOM 1 16' 8" x 15' (5.08m x 4.57m) A light and airy master bedroom with stone silled windows to two elevations, two barrelled central heating radiator, exposed beams to the pitched ceiling and a small wood burning stove inset to the chimney breast. In addition to the bedroom floor space there is a walk in closet with lighting, shelves and hanging space, with a further open closet area 5' x 3'8" providing excellent hidden storage.







EN-SUITE BATHROOM 10' 8" x 7' 10" (3.25m x 2.39m)

Beautifully appointed with a modern five piece suite in white, comprising a bath, corner shower cubicle, wash hand basin with matching vanity storage cupboards, a bidet and a low level w.c. The bathroom is complemented by Travertine tiled walls and flooring, a chrome heated towel rail and a Velux window.

BEDROOM 2 13' 5" x 11' 4" (4.09m x 3.45m) A lovely room having stone silled windows to three elevation and a central heating radiator.

EN-SUITE SHOWER ROOM & W.C 7' 9" x 3' 10" (2.36m x 1.17m) Fitted with a three piece suite comprising a walk in shower, a wash hand basin and a low level w.c. The en-suite is complemented by a chrome heated towel rail, fully tiled walls and flooring.

BEDROOM 3 13' 6" x 11' 7" (4.11m x 3.53m) Velux window and a stone silled arched window, wash hand basin and a central heating radiator.

BEDROOM 4 12' 10" x 7' 10" (3.91m x 2.39m) Built in double wardrobe, a central heating radiator, stone silled window and a Velux window.

HOUSE BATHROOM 8' 2" x 6' 5" (2.49m x 1.96m) A modern three piece suite in white comprising a panelled bath with a shower and screen over, a wash hand basin and a low level w.c. The bathroom is complemented by fully tiled walls and flooring, a Velux window and a chrome heated towel rail.

GARDENS, WOODLAND, ORCHARD & PADDOCKS The property provides a perfect mix of large formal gardens, a woodland and paddocks with stables. The gardens are located to the westerly side of the building to maximise the afternoon and evening sunshine. Directly to the rear is a large stone flagged patio with built in BBQ's, which looks out over the neat manicured lawns with flowering displays, a water feature and ornamental pond. Around

the gardens are further sitting areas, with the higher you go offering even better views! The woodland adjoins the formal garden and offers a large selection of mature trees, pathways and lovely play areas. To the top of the garden is an enclosed stable block with adjoining paddocks on the Chevin side.

PARKING & GARAGE Electronic gates lead to the driveway and on to a cobbled courtyard in front of the house. A drive continues past the house and up to a stone built detached garage 19' x 11'7 with a remote controlled roller door to the front, light and power points. Steps to the rear lead to a convert area which has been plastered out, has a window, light, power and Internet connection. Please note, there is limited head height to this area.

TENURE We are advised that the property is Freehold. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

COUNCIL TAX Leeds City Council Tax Band G.

VIEWINGS Strictly by prior appointment with Dale Eddison. Telephone (01943) 465465.

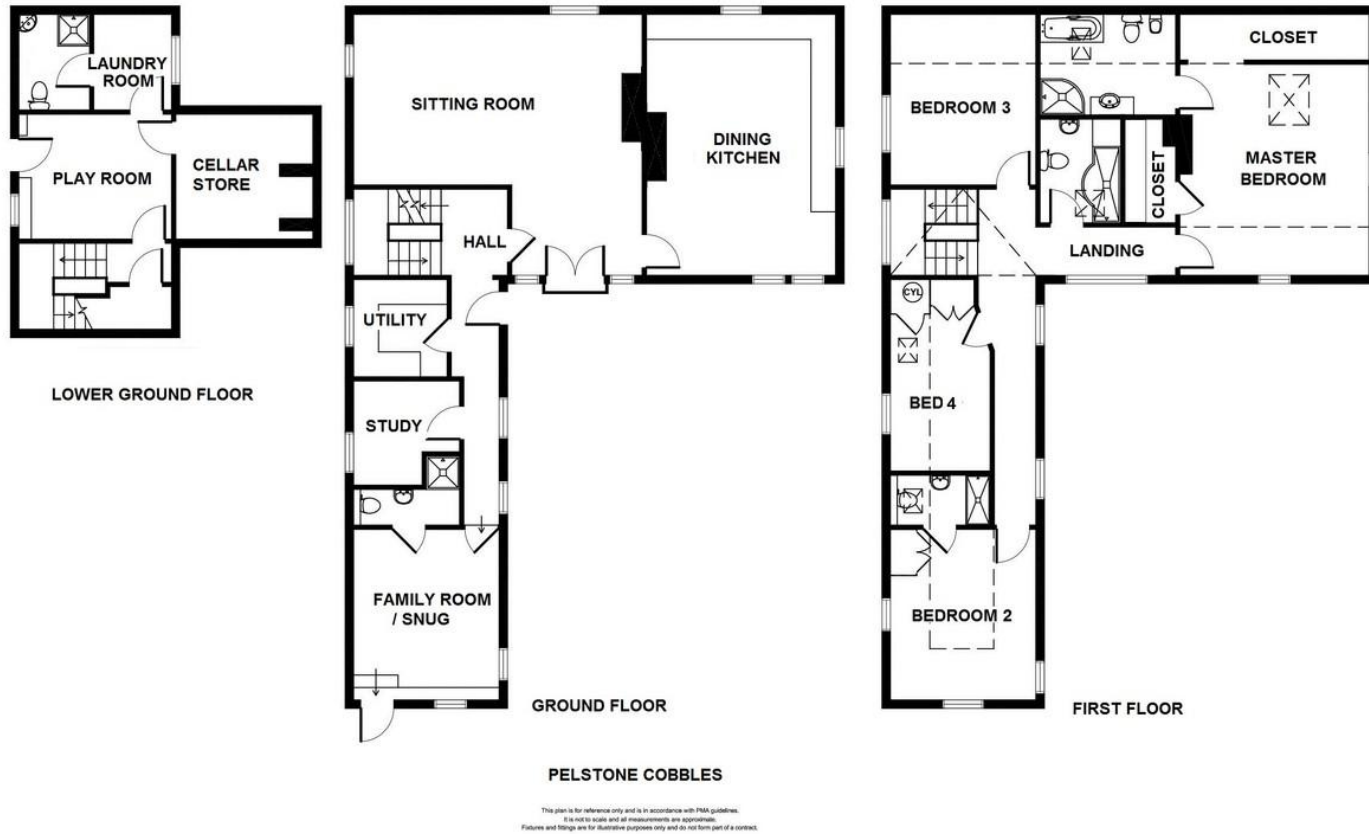
DALE EDDISON'S OFFICES ARE OPEN 7 DAYS A WEEK

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

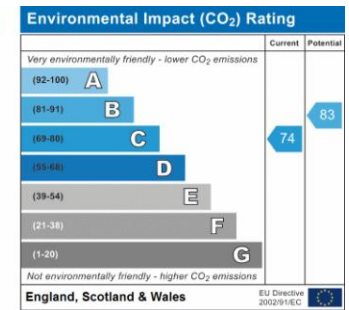
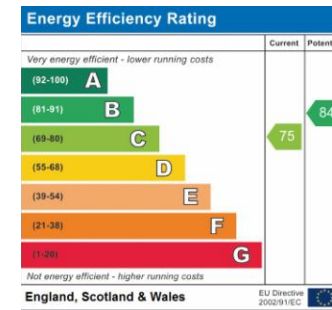
Sundays 11am - 3pm





GENERAL 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 and external photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

DIRECTIONS From Dale Eddison's Otley Office on Kirkgate, follow the road around the corner onto Bondgate. Continue past Chevin Cycles and the Petrol Station. By the Yeoman Pub, continue up East Chevin Road, passing Wharfedale Farmers Market on your left. Continue up East Chevin Road for approximately a quarter of a mile and look for gate posts on the right hand side marked Manby House. Turn through the gate posts and up the private tree lined driveway shared with Manby House & Pelstone Cobbles. Pass Manby House and continuing to the top and Pelstone Cobbles, which sits by its self looking up onto the picturesque Otley Chevin through the remote controlled wrought iron gates.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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