



GREENGATE HOUSE
Burley In Wharfedale

Carter Jonas

GREENGATE HOUSE, OTLEY ROAD, BURLEY IN WHARFEDALE, LS21 3DP

Harrogate - 14 miles

Skipton - 14 miles

Leeds - 13 miles

Leeds/Bradford Airport - 6 miles

Nestled in the sought after village of Burley-in-Wharfedale, this impressive period property presents a rare opportunity to own a fabulous Grade II Listed Georgian farmhouse which retains a wealth of original features. The accommodation of this substantial family home can be arranged in an exciting number of ways, which can be a sizeable five bedroom family home with the added advantage of a self-contained cottage for family relatives or rental income. In addition, the property could be converted into two large semi-detached homes for multi-generational living.

Conveniently located within 2 miles of Ilkley town centre, the village of Burley in Wharfedale enjoys an accessible and desirable location roughly mid-way between the local towns of Ilkley and Otley and is surrounded by lovely open countryside which offers fabulous rural walks. The village enjoys a broad range of everyday amenities including local shops, a number of sports clubs, two primary schools, churches of a number of denominations, and even a 'Metro' railway station from where there are frequent services throughout the day into the cities of Leeds and Bradford.

Outside, the gated grounds are approached via a sweeping driveway and encompass beautiful, lawned formal gardens with paved, walled terraces, outdoor kitchen area and a large paddock. The driveway sweeps around a large pond leading to the three garages, the studio workshop and ample parking.

A RARE OPPORTUNITY TO OWN A FABULOUS GRADE II LISTED GEORGIAN FARMHOUSE BUILT IN 1820, WITH FLEXIBLE ACCOMMODATION EXTENDING IN EXCESS OF 5,000 SQFT, CENTRALLY PLACED WITHIN 3 ACRES INCLUDING FORMAL GARDENS, BOASTING SPECTACULAR VIEWS AND LOCATED IN THE EXTREMELY POPULAR VILLAGE OF BURLEY IN WHARFEDALE.



With flexible accommodation, income potential and a picturesque Wharfe Valley setting, this spacious home promises great potential and therefore viewings come highly recommended to fully appreciate the opportunity.

ADDITIONAL INFORMATION

The property is Grade II Listed.

The address feeds into Ilkley Grammar School.

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Council Tax Band: Greengate House Band - F. Greengate Cottage Band - D

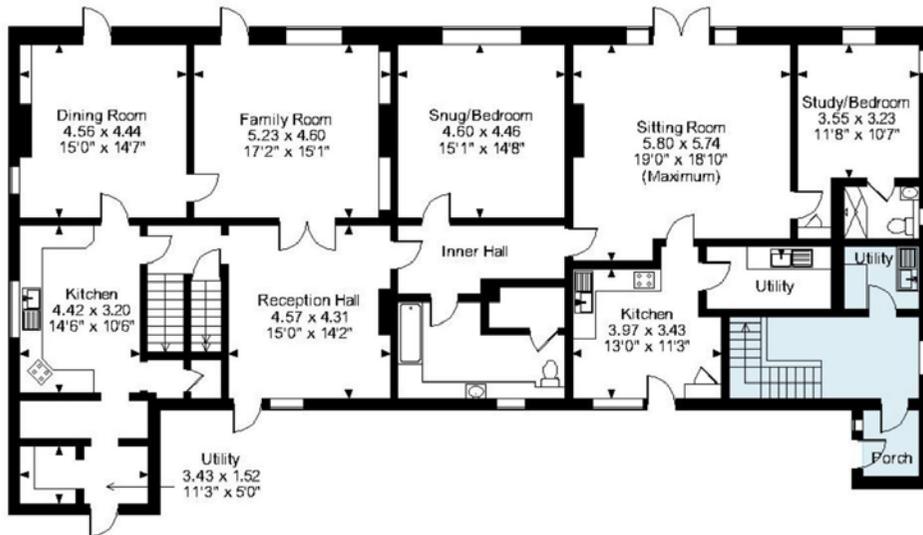
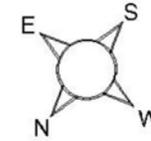
Local Authority: The City Of Bradford Metropolitan District Council.

Directions - LS21 3DP: From the centre of Burley in Wharfedale proceed down Main Street out of the village in the direction of Otley. At the large round about take the 3rd exit onto the A65 then at the next round about take the 1st exit onto the A660. After half a mile turn right into Otley Road and after around 100 yards the timber gates to Greengate House will be on the left-hand side.

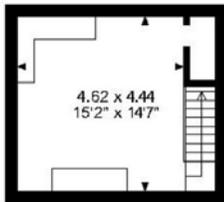




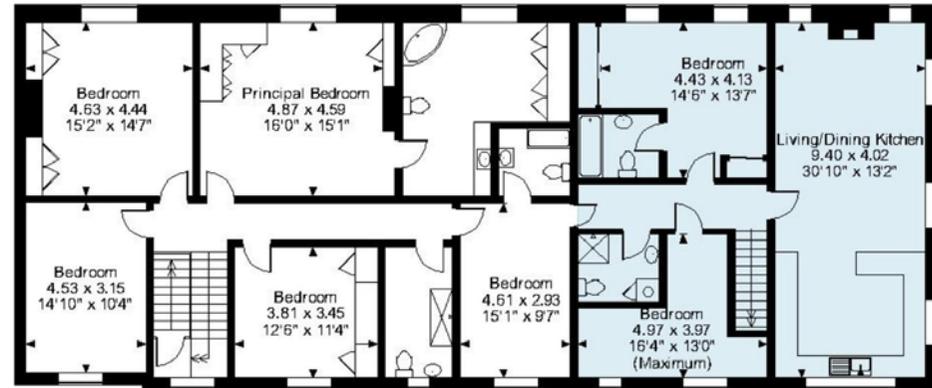
Greengate House, Burley In Wharfedale
Approximate Gross Internal Area
Main House = 5,195 sq ft / 483 sq m
Garages & Outbuildings = 911 sq ft / 85 sq m
Total = 6,106 sq ft / 567 sq m



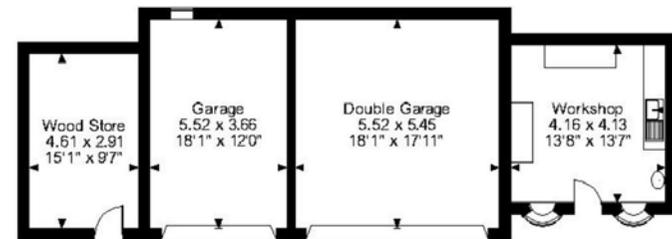
Ground Floor



Cellar



First Floor



Garages & Outbuildings

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	79
England & Wales		EU Directive 2002/91/EC	
		www.epcau.com	



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