



GARDENS HOUSE

Farnley, Near Otley, North Yorkshire

Carter Jonas

GARDENS HOUSE, FARNLEY LANE, FARNLEY, LS21 2QE

Otley town centre – 1½ miles

Harrogate – 11 miles

Leeds – 12 miles

Entrance porch · Reception hall · Sitting room
Conservatory · Dining room · Family room · Breakfast
kitchen · Utility room · Cloakroom · Landing · Principal
bedroom with an en suite shower room · Three additional
bedrooms · House bathroom · Electrically operated
entrance gates · Sweeping driveway approach · Double
garage · Ample additional parking · Large lawned gardens
to the front and side · Paddock · Vegetable garden
Substantial timber shed

Gardens House occupies a private and secluded position in the hamlet of Farnley, just 1½ miles to the north east of Otley, within the Nidderdale Area of Outstanding Natural Beauty. Otley's bustling town centre provides an excellent range of facilities including three supermarkets – Waitrose, Asda and Sainsbury's – along with a host of independent shops, good schools including Prince Henry's Grammar School, a range of excellent pubs, restaurants and cafes and a riverside park. For the commuter, Otley is well located for daily travel to the surrounding business centres of Leeds, Bradford and Harrogate. There are railway stations in Menston and Weeton/Huby which link to the mainline in Leeds and Leeds/Bradford International Airport is within a 15 minute drive.

Gardens House is a lovely detached property which originally formed part of the Farnley Hall Estate, having been constructed in 1876. It has been the much loved and cherished family home to the current owners for well over 40 years. It offers well proportioned accommodation and whilst having been carefully maintained, is now in need of some general updating, offering a fantastic and increasingly rare opportunity to acquire a lovely property with significant scope and potential for further extension and development, subject to obtaining appropriate planning consents. This really is a once in a lifetime opportunity!

AN ATTRACTIVE DETACHED PROPERTY PROVIDING WELL PROPORTIONED FAMILY ACCOMMODATION, OFFERING SIGNIFICANT POTENTIAL TO ALTER AND EXTEND, OCCUPYING A LOVELY SOUTH FACING POSITION AMIDST JUST OVER 2 ACRES (0.81 HA) OF GARDENS AND GROUNDS, ENJOYING SUPERB VIEWS TOWARDS OTLEY CHEVIN AND SITUATED IN A FANTASTIC POSITION IN LOWER WHARFEDALE, JUST TO THE NORTH EAST OF OTLEY.



The accommodation is arranged over two floors and includes an entrance porch, central reception hall, a large sitting room with an adjoining conservatory which overlooks the gardens, dining room, family room, breakfast kitchen, utility room and a cloakroom. On the first floor is a landing, principal bedroom with an en suite shower room, three additional bedrooms and a house bathroom.

Outside, the property is approached off Farnley Lane via electrically operated entrance gates with a sweeping drive leading to a parking area to the side and also the double garage. The house occupies a lovely private setting, facing due south, with large lawned gardens, lying to the front and side, a good sized paddock, vegetable garden and a large timber shed, all culminating in an attractive wooded backdrop to its southern boundary.

ADDITIONAL INFORMATION

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

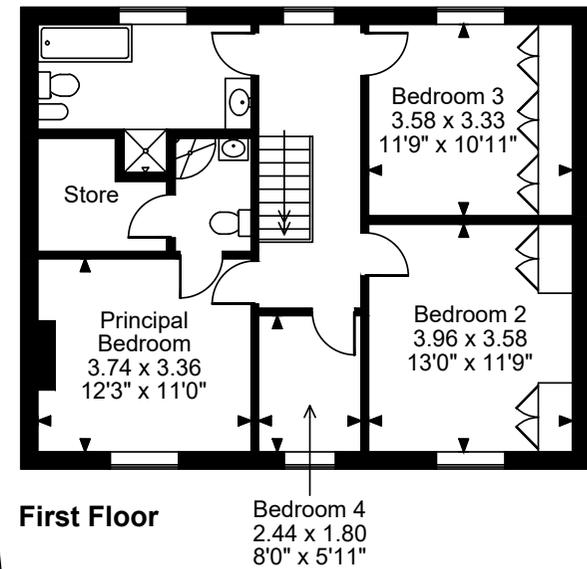
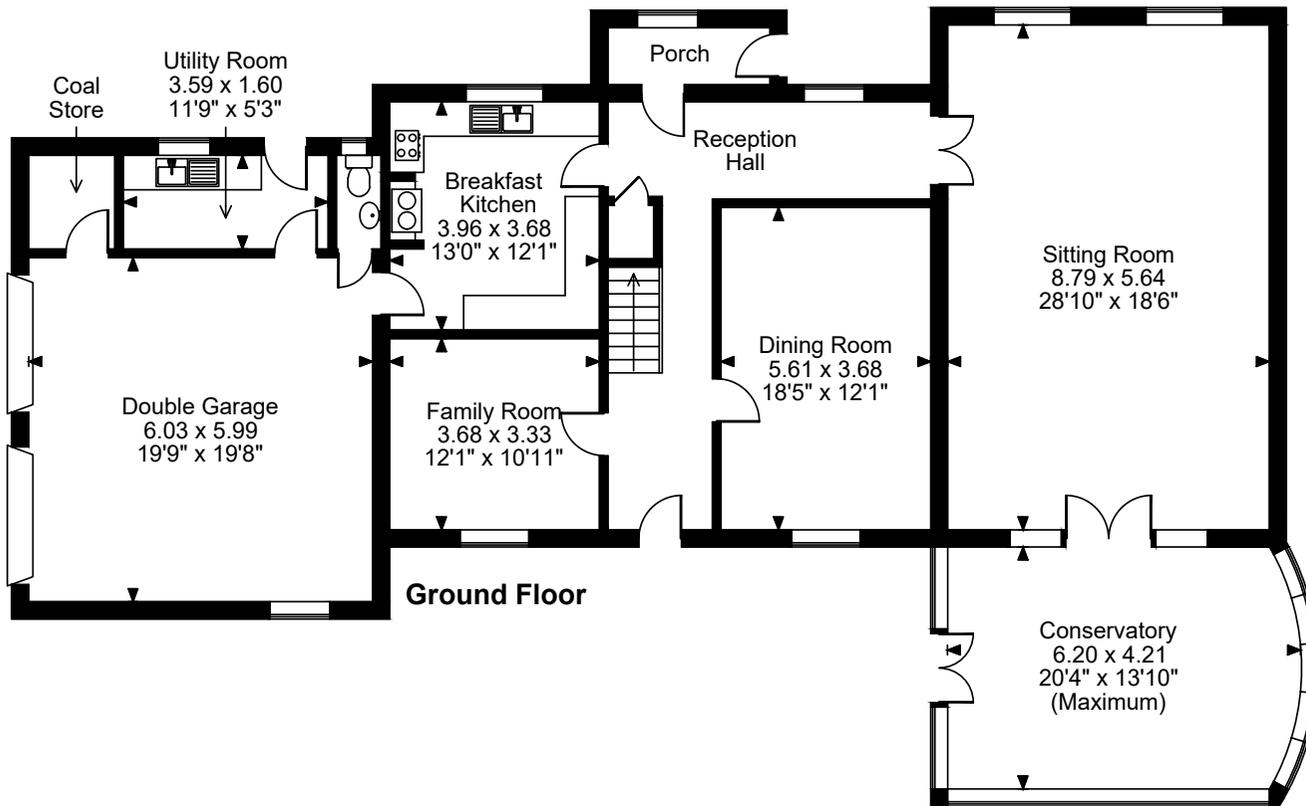
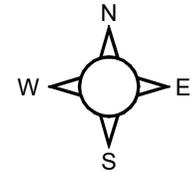
Services – We are advised that mains electricity is installed. Private water supply. Drainage is to a sewage treatment plant. Oil fired central heating.

Viewing – Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS21 2QE – Leave the centre of Otley in a northerly direction, crossing the river. Shortly afterwards, turn right onto the B6451 signposted Pateley Bridge/Norwood. Continue along this road for just over a mile. Shortly after passing Mount Pleasant Farm on the left, the entrance to Gardens House is on the right.



Gardens House, Farnley, Near Otley
Approximate Gross Internal Area
Main House = 2,393 sq ft / 222 sq m
Double Garage = 517 sq ft / 48 sq m
Total = 2,910 sq ft / 270 sq m



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC





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