



Book End Farm, Timble, North Yorkshire

Carter Jonas STRUTT & PARKER

BNP PARIBAS GROUP 

# Book End Farm

## Timble, Near Otley

### LS21 2NN

A magnificent period country house that is nestled within picturesque Yorkshire countryside and set within approximately 5 acres of gardens and grounds.

Harrogate 10 miles, Ilkley 8 miles, Otley 7 miles, Leeds 11 miles

Porch | Reception hall | Home office | Study  
Utility room | Dining room | Snug | Garden room  
Family room | Breakfast kitchen | Store room  
Cloakroom | Principal bedroom with en suite  
1 Further bedroom with en suite shower room  
2 Bedrooms with Jack and Jill en suite shower room | 1 Further bedroom | Family bathroom  
Sitting room with balcony | Garden | Double garage with workshop | Gym | Store | A 2-storey double garage with store and cloakroom and 1-bedroom annexe | EPC rating C

Lot 1 - Main House and 5 acres - Guide price of £1,950,000

Lot 2 - Agricultural building and 25 acres - Available by separate negotiation

### The property

Book End Farm is a handsome stone built property situated in an Area of Outstanding Natural Beauty, which has been sensitively restored, re-built and re-modelled by its owners to include multiple ancillary accommodation. The accommodation flows from a bright reception hall and comprises a garden room with lofty double-height ceiling and mezzanine level above, double doors onto the rear terrace, and a sizeable family room adjacent. The family room and snug have original stone feature fireplaces, one with a log-burning stove. The three rooms flow naturally from one to another, creating an airy feel and providing excellent entertaining space. There is also a study and

a home office on the ground floor level both benefitting from a variety of bespoke Neville Johnson cabinetry. The generous Smallbone kitchen and breakfast area offers a range of stylish wall and base units, an inset 4-oven AGA range cooker with stainless steel splashback and striking stone surround, an AGA electric companion oven, a central granite and wood-topped island with sink, built-in microwave, and an additional large butler sink. The further formal dining room also has a cast iron feature fireplace, with a useful utility room sitting alongside. A practical cloakroom and a storeroom complete the ground floor.

The spacious landing on the first floor branches out onto five generous bedrooms, as well as a sitting room with vaulted beamed ceiling, floor to ceiling windows and double doors onto a balcony with a glass balustrade, an ideal spot to enjoy south facing views. The principal bedroom has bespoke built-in wardrobes, as well as an en suite bathroom. A second bedroom also with a modern en suite shower room, whilst two further rooms benefit from a Jack and Jill en suite shower room. A fifth bedroom and a family bathroom with jacuzzi bath and steam shower complete the floor.

### Outside

The property occupies an attractive plot, with the various buildings arranged in a courtyard layout. A central cobble laid driveway offers ample parking, while two substantial outbuildings provide additional accommodation and parking. There are two double garages, one of which is two-storey with a self-contained one-bedroom annexe on the first floor and a storeroom and cloakroom on the ground floor. The second outbuilding contains a workshop and purpose built gymnasium and further storeroom. A tailor-made dog kennel and log store also occupy the plot, whilst level lawns and a wrap-around garden with wildlife pond offer an abundance of aspects in which to enjoy the picturesque countryside surroundings.





## Outside continued

A sunken terrace encircles the home, providing the perfect spot for al fresco dining, with a pergola below the balcony offering shade and a vegetable garden with raised beds, various planters and a greenhouse. The property also enjoys an area of ancient woodland and a wild duck pond.

The house and garage/annexe has full security alarm systems together with CCTV covering the yard and the perimeter of the house.

## Location

Book End Farm is situated in a tranquil rural location, with scenic walking, cycling and riding routes on its very doorstep, as well as a popular public house, The Timble Inn and active village hall. Located 7 miles from the thriving market town of Otley in the Wharfe Valley, which offers a wide range of day-to-day amenities, Waitrose and Sainsburys supermarkets and many independent shops, as well as traditional and popular public houses and well-regarded schools for all ages. Harrogate is just under 10 miles distant and provides an even more extensive range of shopping, recreational and cultural facilities.

The nearby mainline railway station in Ben Rhydding provides mainline links, with connections to Leeds in as little as 25 minutes. Leeds/Bradford Airport is also just 10 miles distant for those travelling further afield. Road links are convenient, with the A1(M) within easy reach of the property, providing useful connections to the M1 and further motorway network.

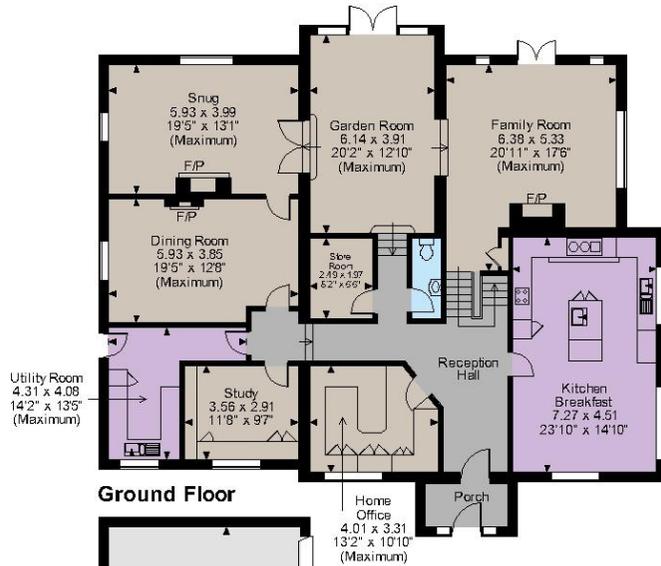
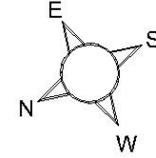
The variety of highly-regarded independent schools in the surrounding areas includes Westville House School, Moorfield School, Belmont Grosvenor School, Harrogate Ladies' College, Bronte House and Woodhouse Grove.



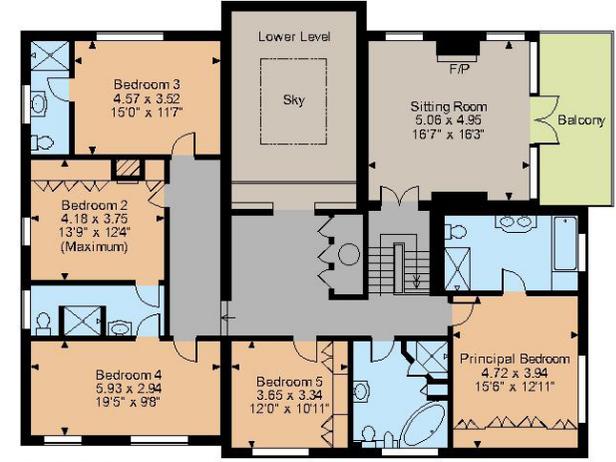




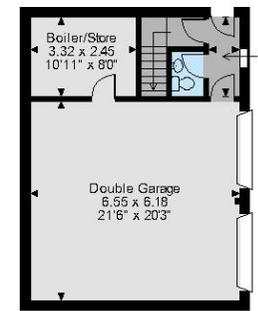
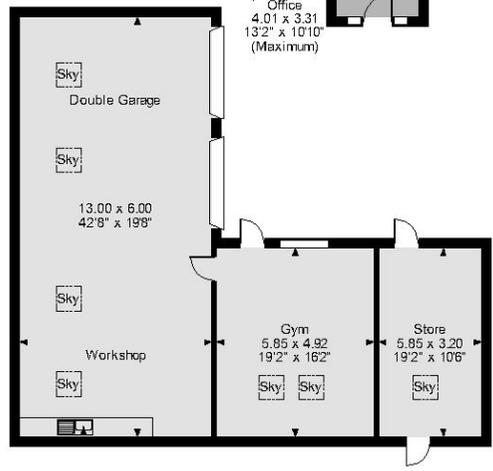
**Book End Farm, Timble**  
**Main House internal area 4,280 sq ft (398 sq m)**  
**Garage Building/Double Garage internal area 1,806 sq ft (168 sq m)**  
**Annexe above Double Garage internal area 435 sq ft (40 sq m)**  
**Total internal area 6,521 sq ft (606 sq m)**



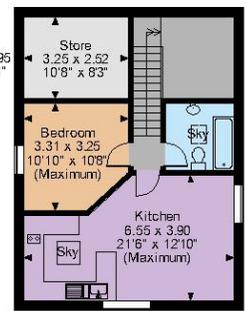
**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8503094/SAK

## Directions - Postcode LS21 2NN

Proceed from Harrogate on the A59 towards Skipton and turn left at Blubberhouses towards Otley. After one mile at the top of the hill turn left towards Timble bearing right at the sharp left hand bend and enter the village. Turn right at the oak tree after the first house on right hand side down Back Lane, keep on the road past the last house on left hand side (Highfield Farm) and Book End Farm is next property on left hand side.

## General

**Local Authority:** North Yorkshire County Council

**Services:** Mains electricity and water. Private drainage which we believe to be compliant with current regulations.. Oil-fired central heating.

**Council Tax:** Band F

**Tenure:** Freehold

## Guide Price:

Lot 1 - Main House and 5 acres £1,950,000

Lot 2 - Agricultural building and 25 acres -

Available by separate negotiation

## Strutt & Parker - Harrogate

9 Westgate House, Albert Street, Harrogate

**01423 561 274**

harrogate@struttandparker.com

struttandparker.com

## Carter Jonas - Harrogate

Regent House, 13-15 Albert Street, Harrogate

**01423 707 815**

Tony.Wright@carterjonas.co.uk

www.carterjonas.co.uk

 @struttandparker

 /struttandparker

45 offices across England and Scotland, including Prime Central London



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2022. Particulars prepared February 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited