

# LADY CLOSE

FARNLEY, OTLEY, NORTH YORKSHIRE



A beautifully proportioned family home, enjoying a highly desirable Wharfedale setting with good accessibility into Leeds and Bradford. Enjoying lovely views to the south across mature gardens and the tennis court, and with a useful block of grazing land set to the east and extending to around 6.92 acres (2.7 Ha) in all.

**DACRE, SON & HARTLEY**  
EST. 1820

Patrick McCutcheon FNAEA



# ACCOMMODATION SUMMARY

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Reception Hall, a welcoming introduction to Lady Close, with a return staircase off to the first floor and access to the three principal south facing reception rooms; Living Room, a lovely dual aspect room with a broad splay Bay window; Family/Sitting Room with garden access; Dining Room with charming Bay window; generous Breakfast Kitchen with gas fired 4 oven Aga; Cloakroom and WC; Laundry with Pantry off; Boot Room with further WC and lift access to the Principal Bedroom. Integral double garage.

## **First Floor**

Landing with Bay window offering lovely views to the north; Principal Bedroom Suite – generously proportioned and incorporating a discreetly positioned dressing area, further wardrobes and storage and ensuite bathroom off; three further double Bedrooms, the majority with fitted wardrobes and two sharing a Jack and Jill ensuite shower room; Study/Bedroom five; House Bathroom.

## **Second Floor**

A return staircase leads to a Playroom/Studio with additional attic storage off.

## **Outside**

Lady Close is approached through remote control gates via a sweeping tarmac driveway leading to a large parking turning and area. The grounds are a delight and commensurate with the grace and style that Lady Close exudes, with mature trees and shrubs, sweeping lawns, paved pathways, an expansive terrace to the southern side, fruit/vegetable garden, tennis court and stables. The gardens extend to around 3.42 acres, with a useful block of grazing land to the east which extends to a further 3.5 acres or so.



# A HIGHLY DESIRABLE FAMILY HOME

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Constructed on lands that originally formed part of the Farnley Hall estate, Lady Close enjoys a favoured and commanding position on the edge of the traditional market town of Otley, with the advantage of beautiful far reaching views across the property's mature and sweeping grounds, which extend to around 6.92 acres, towards Otley Chevin.

The house offers generously proportioned Arts & Crafts style living, extending to almost 5500 square feet and includes a wonderful and characterful reception hall which sets the tone for the balance of the accommodation. There are three principal reception rooms, all of which run across the southern elevation; whilst to the side a spacious dual aspect breakfast kitchen is complemented by a useful laundry, pantry and boot room with both garden and garage access.

The character of this period home shines through on the first floor too - this level having been significantly extended in the past with the addition of a substantial principal suite with dressing area and large bathroom off. Bedroom one is served by a passenger lift accessed from the ground floor boot room.

There are three further double bedrooms which run down the southern elevation of Lady Close, whilst the study to the rear could easily provide a fifth. These bedrooms share the house bathroom, although bedrooms two and four also have direct access to a Jack and Jill ensuite shower room. From the landing a return staircase leads to the second floor where there is a playroom/studio with useful additional attic storage off.

Outside the property benefits from a true sense of arrival, with a sweeping driveway leading from remote control gates on Farnley Lane to an expansive tarmac finished parking/turning area with a garage/implement store beyond. The gardens offer a fantastic family amenity with sweeping lawns, generous terraces and mature trees and shrub planting. There is a delightful orchard to the side of the house along with a vegetable garden, stable block and tennis court.

An area of grazing land is positioned to the east, separated from the main garden by mature hedging. The land enjoys independent access off Farnley Lane and offers around 3.5 acres of grazing.









## LOCATION

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ILKLEY 7 Miles | HARROGATE 10 Miles | LEEDS 13 Miles

Lady Close - an exciting and rare opportunity to acquire a substantial and characterful family home in a lovely, yet convenient rural setting – ideally placed for the West and North Yorkshire business traveller.

Otley is a historic market town set in the heart of Wharfedale, surrounded by some of the region's finest countryside and yet, only some 13 miles from the centre of Leeds and 10 miles from nearby

Harrogate. With strong agricultural roots along with a history of papermaking and textiles, the town is now a vibrant and thriving community with its central market square playing host to a broad array of 'high street' stores which rub shoulders with bustling independent shops. There are a couple of supermarkets within the town (including Waitrose), whilst sports and civic amenities cater for a broad variety of tastes and include the town's rugby



SURROUNDED BY  
SOME OF THE FINEST  
COUNTRYSIDE IN  
THE REGION

and cricket clubs amongst others. The surrounding countryside offers many an opportunity for rural pursuits, with the country lanes weaving through Wharfedale offering an excellent environment for road cycling.

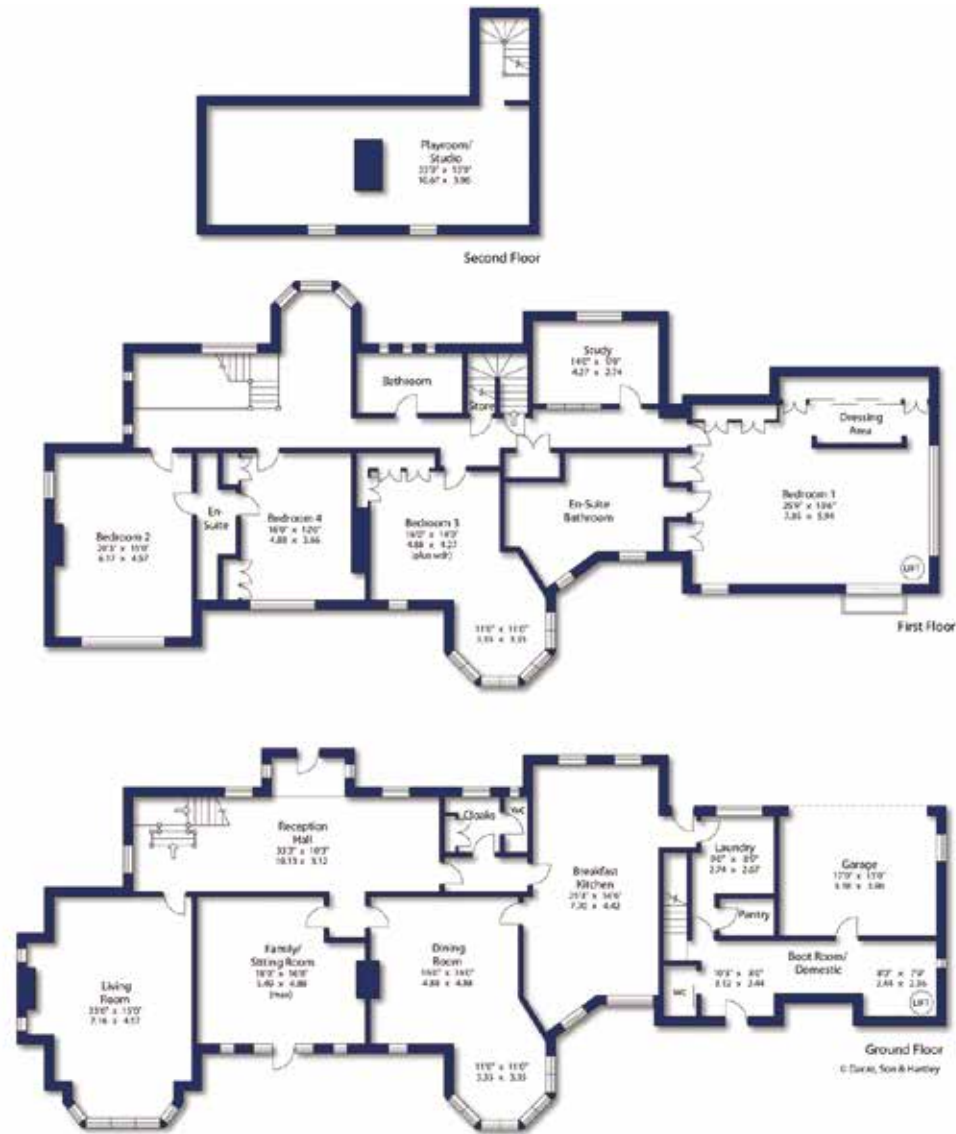
The town has a very popular secondary school, although private schools for children of all ages are within comfortable daily travelling distance. For the commuter Leeds Bradford Airport is some 5 miles away, whilst stations at

Weeton and Menston offer frequent services throughout the day into Leeds, with onward connections from the city to London King's Cross – meaning an early start in the capital is a practical consideration.





# FLOORPLANS



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



## DIRECTIONS

From central Otley head north towards Pateley Bridge, crossing the river bridge over The Wharfe. Take the next right hand turn towards Leathley and continue to the edge of town where the stone gate pillars mark the driveway leading to Lady Close.



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LANDMARK INFORMATION Plotted Scale - 1:1750. Paper Size - A4

For identification purposes only

## VIEWING

Please contact the sole agent's Ilkley Office on **01943 600655**. Alternatively, Patrick McCutcheon can be reached on **07801 522184** or by email [pjm@dacres.co.uk](mailto:pjm@dacres.co.uk)

## LOCAL AUTHORITY & COUNCIL TAX BAND

North Yorkshire Council  
Council Tax Band H

## TENURE

Freehold.

## SERVICES

Mains electricity and drainage; private water supply; oil fired heating; gas fired aga.

## PARKING

Garage and off street driveway parking.

## INTERNET & MOBILE COVERAGE

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## FLOODING

For information on flood risks please use this link <https://check-for-flooding.service.gov.uk>

## AGENT'S NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at [www.dacres.co.uk](http://www.dacres.co.uk)

## BUYER ANTI MONEY LAUNDERING CHECKS

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

| Score  | Energy rating | Current | Potential |
|--------|---------------|---------|-----------|
| 91-100 | A             |         |           |
| 81-90  | B             |         |           |
| 71-80  | C             |         |           |
| 61-70  | D             |         |           |
| 51-60  | E             |         |           |
| 41-50  | F             |         |           |
| 31-40  | G             |         |           |
| 1-30   |               |         |           |