



Troutbeck, Arthington Lane, Pool in Wharfedale, Otley, LS21 1JZ

A rare and exciting opportunity to purchase this fine period detached home, offering considerable charm and character throughout. Arranged over three floors, this home benefits from over 5000 sq. ft of living space to include three reception rooms and eight bedrooms set in grounds stretching 5.38acres (2.18ha).

The Estate Office, 2-4 Bondgate, Otley,
West Yorkshire, LS21 3AB
Tel: 01943 463321 **Email** otley@dacres.co.uk

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Troutbeck, Arthington Lane, Pool in Wharfedale, Otley, West Yorkshire,

Harrogate 10 miles, Leeds 10 miles, Bradford 11 miles, Skipton 20 miles (all distances approximate)

Guide Price: £1,650,000



- Available with NO CHAIN
- Period detached extended home
- Eight bedrooms and three reception rooms
- Living space stretching over 5000sq ft.
- Grounds covering 5.38acres (2.18ha)
- Offers potential to upgrade
- Village location
- Outbuildings, private driveway with ample parking and garage



Welcome to Troutbeck, a distinguished historical residence, full of period charm set within 5.38 acres (2.18ha) of gardens and grounds approximately 220 yards from the banks of the River Wharfe. Extended over recent years Troutbeck now offers scope for improvement to meet a buyer's individual tastes to create a magnificent home ideal for a family.

Enjoying a private approach yet enjoying all the advantages of a secluded village setting with easy commuter access to the major towns and cities including Harrogate, Ilkley, Otley and Leeds.

To the ground floor is a stunning and welcoming entrance lobby and reception area which leads to the magnificent drawing room, dining room and library. Off the inner hall you will find the dining kitchen with stunning views over the rear gardens, utility room and home office. To the rear hall is a useful WC and a further snug/study with wood burning stove. A useful cellar, currently used for storage.

The impressive staircase leads to the first floor where you will find five generous bedrooms all with a vanity sink and fitted wardrobes. The master bedroom benefits from an en-suite bathroom, the second bedroom benefits from en-suite facilities including sauna and access to the rear balcony. There is also a house bathroom. The landing itself could be used as a further reception area if desired. Off the landing is another staircase leading to the second floor. A further three bedrooms are located on this floor, one with a vanity basin. There is also another bathroom with separate shower.


As aforementioned the approach is private, there is a long welcoming driveway approaching the property, raised patio areas, ample parking and a garage. To the rear are gardens/grounds stretching 5.38 acres (2.18ha) and a pleasant, raised terrace to enjoy the views.

Floorplans



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otley@dacres.co.uk

Directions

From Otley proceed along the A659 Pool Road and on entering the village take the right-hand fork passing the Shell petrol station on the left-hand side, turning right along the village's main street along the A658. Turn left at the roundabout by the White Hart public house and Troutbeck can be found on the left after Pool CE Primary School

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band H
- Conservation area

Tenure, Services & Parking

- Freehold
- All mains services
- Ample driveway parking and garage

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 [Check for flooding in England - 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 to view.

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 an alternative), we reserve 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.

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