



## Smithy House, Church Lane, Stainburn, Otley, LS21 2LW

A large six-bedroom period farmhouse that has been extended to provide well-presented family accommodation of over 3000sqft, enjoying a quiet semi-rural position with gardens of approximately 0.6 acres and spectacular views across Wharfedale, yet convenient for the surrounding towns and cities including Harrogate, Ilkley & Leeds.



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Harrogate 6 miles, Ilkley 12 miles, Leeds 15 miles (all distances approximate)

**Guide Price: £1,200,000**

### Accommodation

Sitting room, family room, living/dining room, breakfast kitchen, utility room, boot room and WC. Principal bedroom with en-suite shower room, five further bedrooms and two bathrooms. Traditional buildings including a workshop, double garage and a useful outbuilding currently used as an outdoor bar. Extensive parking, south and west facing gardens overlooking open fields.

### General Remarks

#### THE PROPERTY

Smithy House is a well-presented detached period farmhouse believed to date from the 18th Century which has been successfully extended and much improved to provide superb family accommodation of just over 3000sqft. The principal rooms are designed to take full advantage of the properties private position with large picture windows enjoying long distance views across Wharfedale to both Ilkley Moor and Otley Chevin as well as the stunning countryside.

There is a generous terrace enjoying the same outlook which is approached from the living/kitchen area which forms the heart of the home.

The property offers versatile accommodation and is approached through the front door to the family room which in turn leads to the sitting room and then on to the living/dining room and breakfast kitchen which has a range of modern units and central island. Beyond here is the working area of the house which includes the utility room, WC, boot room and a workshop with adjoining double garage. Bedroom five has a shower room next door and is located on the ground floor. To the first floor, the principal bedroom has a walk-in wardrobe and en-suite shower room. There are four further bedrooms and a house bathroom.



#### OUTSIDE

Smithy House is approached from the road on to a large parking and turning area with garaging beyond. The gardens lie to the south and west with the main terrace adjoining the house and a lower terrace below and lawned gardens beyond. They then continue to a paddock/orchard area with the total site area of approximately 0.63 acres.

#### LOCATION

The property is located in this quiet rural hamlet which lies approximately 8 miles to the south of Harrogate, that offers an excellent variety of shops, restaurants, and cultural attractions. It is also a close distance from the market town of Otley and the popular town of Ilkley which again has an excellent range of independent shops and amenities. For the commuter, it is strategically positioned for travelling to the region's commercial centres including Leeds and Bradford and there is local rail services from Weeton station to mainline services at Leeds and York. Leeds Bradford Airport is close by offering regular travel to a range of international destinations.







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Approximate Gross Internal Area = 3112 sq ft / 289.1 sq m

(Including Garage 1 / Garage 2)

Outbuildings = 343 sq ft / 31.9 sq m

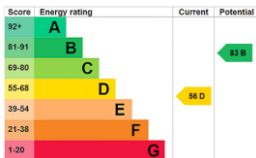
Total = 3455 sq ft / 321 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.



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## Directions

Postcode: LS21 2LW

What3Words: /// eyelid.signified.waiters

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently G

## Tenure, Services & Parking

- Freehold
- Mains electric & water. Private drainage, oil central heating and partial air conditioning
- Garage and drive with parking for numerous cars

## 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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