



Netherby, Otley Road, Menston

A fantastic opportunity to acquire this stunning 5,000 sq ft, five bedroom home with a separate one bedroom annex, set close to Menston Centre and the local amenities including the railway station.

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Netherby, Otley Road, Menston, Ilkley, West Yorkshire, LS29 6EE

Ilkley 6 miles, Leeds 11 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £1,950,000

General Remarks

Netherby is a stunning, six bedroom residence which has been extensively extended and remodelled to create a breathtaking, contemporary style home yet retaining some of the original Victorian charm set in 0.6 acre. This magnificent property is entered via an entrance lobby which leads into the large reception hallway. Karndean herringbone flooring runs through to the principal imposing reception spaces, including the extensive living dining kitchen along with the separate dining room and guest WC with built in storage cupboards. The original entrance door is at the rear of the property, a wonderful feature with stained glass transom and a window to the side. The staircase to the first floor has a bespoke glass fronted wine store with racking and cupboards.

Double doors lead into the luxurious sitting room which has a deep bay window to the rear, feature panelled walls, ornate ceiling cornice and built in storage cupboards. The main lounge is also at the rear of the property and is another sumptuous room with high ceilings with cornice detail, panelling, an ornate fireplace housing a wood burning stove. A deep bay window to the rear and a further window to the side give this room a good deal of natural light.

From the reception hall, double crittall effect doors lead into the open plan living dining kitchen, a stunning space comprising a formal dining and sitting area. The dining area has been carefully planned with built-in corner seating. The luxury kitchen has a vast array of wall, base and drawer units with silestone working surfaces over. The high quality integrated appliances include two ovens, a warming drawer, six ring gas hob with extractor over, fridge, freezer and dishwasher. A large central island also has cupboards and seating room under. The living area has a bespoke media wall with shelving and full width bi-folding doors overlooking the rear garden and leading onto the rear terrace.

The dining room is at the front of the property and leads through to the bar, an impressive space with a working bar with granite tops and mirror backed shelving. Bi-folding doors lead out to the rear garden. The utility room is off this room. There are fitted wall, base and drawer units, a further oven, plumbing for a washing machine and a door to outside.



On the first floor is the most impressive master bedroom suite (in total 41' x 27') which comprises, the master bedroom, his and hers walk-in dressing rooms, dressing area/studio/salon and a generous en-suite bathroom. There are three further double bedrooms on this floor, two of which share a walk-in dressing room and an en-suite bathroom. There is also a useful store / laundry room. On the second floor there is a further double bedroom with an en-suite shower room. A purpose-built studio (24'9 x 13'6) is currently used as a dance studio. Two further attic rooms on this floor provide invaluable storage rooms.

Outside, a unique feature of this home is the detached, one bedroom cottage / annex which offers a fantastic opportunity for dependent relatives or even independent teenagers.

The property is approached at the front via solid wooden electric gates. A generous secure driveway provides parking for several vehicles. At the rear of the property there is an extensive lawn which is enclosed by stone walling and mature shrubs and trees which enhance the privacy of this lovely space. Immediately to the rear of the property, bi-folding doors lead from the kitchen dining room to a raised decked terrace with a glass balustrade overlooking the garden. There is also a trampoline set into the lawn adjacent to this. A superb, vast sunken seating area provides a wonderful space for outside entertaining, being wall enclosed with contemporary stone flagging and generous pergola. There is also a second gated driveway to the rear of the garden.



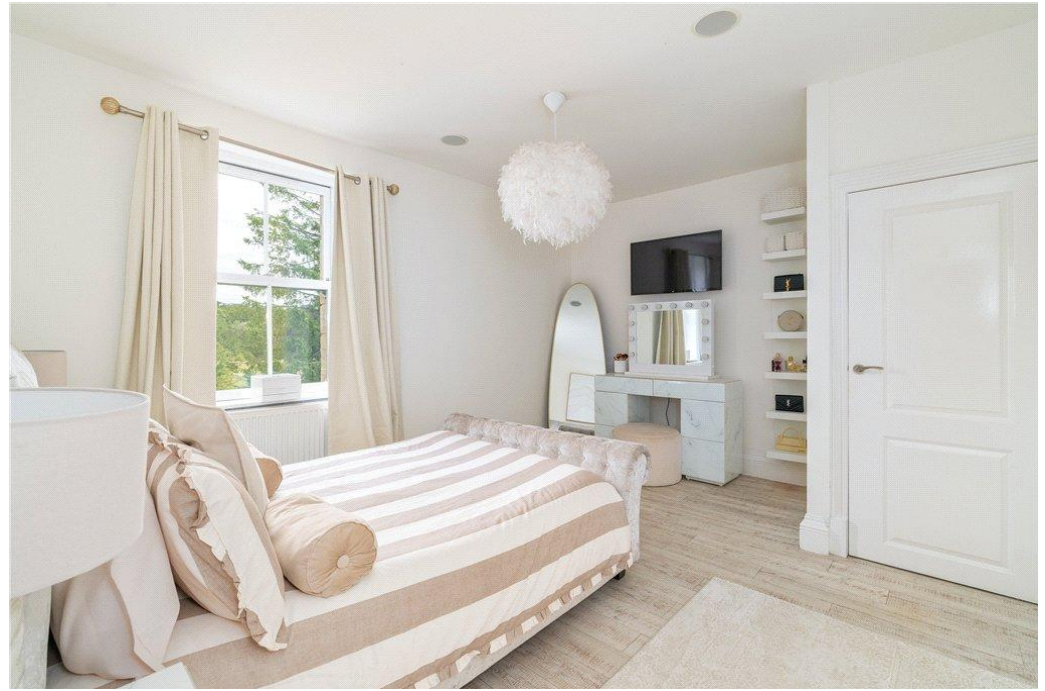




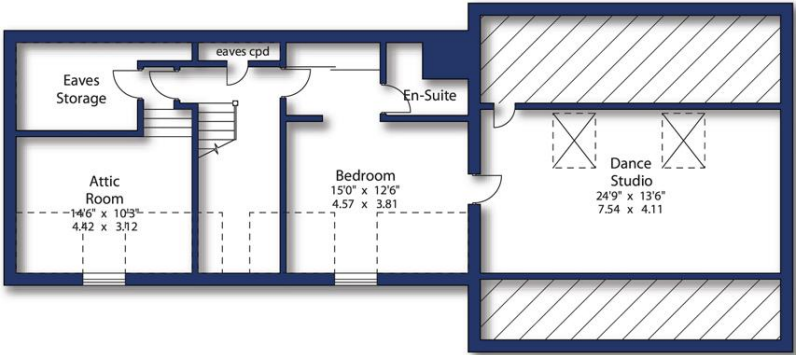




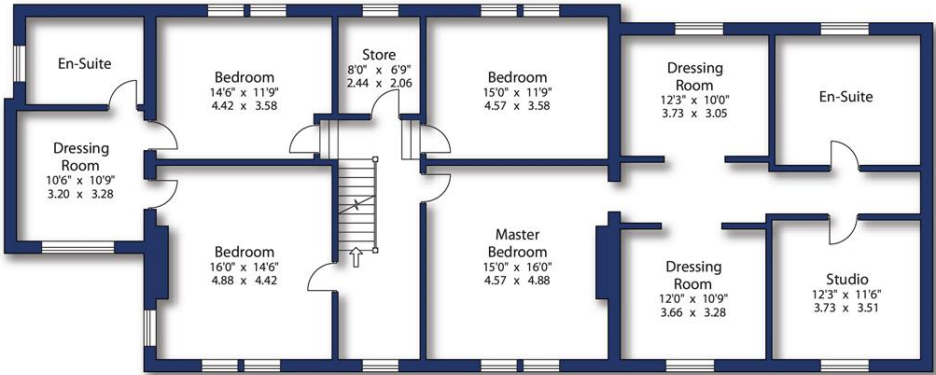




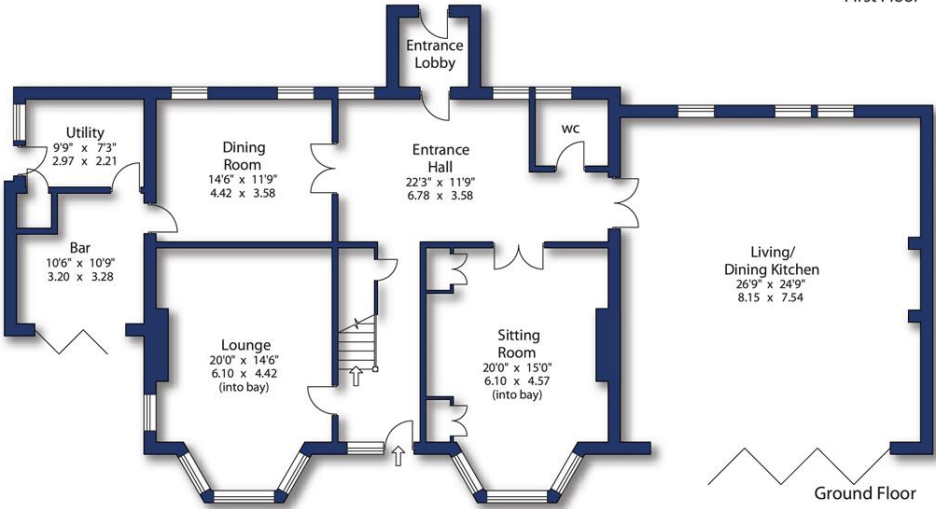
Floorplans



Second Floor



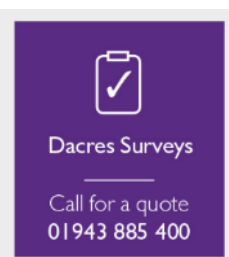
First Floor



Ground Floor



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Netherby has the advantage of a discreet location yet is close to all the amenities Menston has to offer. It enjoys ready pedestrian access to the village centre amenities and the railway station, from where there are frequent services throughout the day into the cities of Leeds and Bradford with onward connections from the former to London Kings Cross. Menston provides for everyday shopping requirements and has a primary school and access to a choice of secondary schools. There are also a number of private schools for children of all ages within comfortable daily travelling distance. More extensive amenities are on offer in nearby Ilkley, which is well known for its first class shopping, sports clubs and busy social round. With Leeds Bradford Airport only some 8 miles distant and with its excellent commuter links Menston provides a highly desirable living environment set amidst Yorkshire's most stunning countryside.

Directions / What3Words rally.bibs.tedious

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- All mains services are included
- Two gated driveways and ample 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 [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.

