



Aspen House, Church Lane, Pool in Wharfedale, Otley, LS21 1LP

A truly impressive and individual extended detached family home located within the village of Pool in Wharfedale offering versatile accommodation arranged over two floors with ample parking, garage and a generous rear garden, outdoor kitchen and patio area.

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Aspen House, Church Lane, Pool in Wharfedale, West Yorkshire, LS21 1LP

Weeton Station 2.5 miles, Harrogate 9.5 miles, Leeds 10 miles, Bradford 11 miles
(all distances approximate)

Guide Price: £875,000

- Extended detached family home with living space stretching to 2700 sq.ft
- Impressive open plan living/family dining room
- Living room with wood burning stove, study and playroom/snug
- Utility room and downstairs WC
- Five bedrooms, three with en-suite facilities
- Rear garden with outdoor entertaining area, ample private parking with electric gates
- Speaker system fitted throughout including in the garden.
- Air conditioning to the first floor of the property
- Sought after village location



General remarks

Aspen House can be found off Church Lane and is positioned at the head of a private drive and is accessed via private electric gates providing an excellent first impression to this remarkable family home.

To the ground floor is a welcoming entrance hall, with useful storage. There is also a snug/playroom, office, utility room and WC. The heart of the home is undoubtedly the superb open-plan kitchen, living and dining room, designed for both everyday family life and entertaining, this impressive space creates a wonderful social hub, with a log-burning stove as an inviting focal point. Bifold doors provide direct access to the private rear garden which benefits from an outdoor entertaining/cooking area, patio and lawned garden. Extended in 2020, as part of the extension the present owners have created a stunning sitting room with exposed stonework along with a wood burning stove which adds to the feel and ambiance.

To the first floor via the main staircase you will find four bedrooms, two with en-suite facilities and house bathroom. There is a second staircase, added as part of the extension and this provides access to a fifth bedroom with en-suite shower room, this room also has the benefit of its own entrance if required.

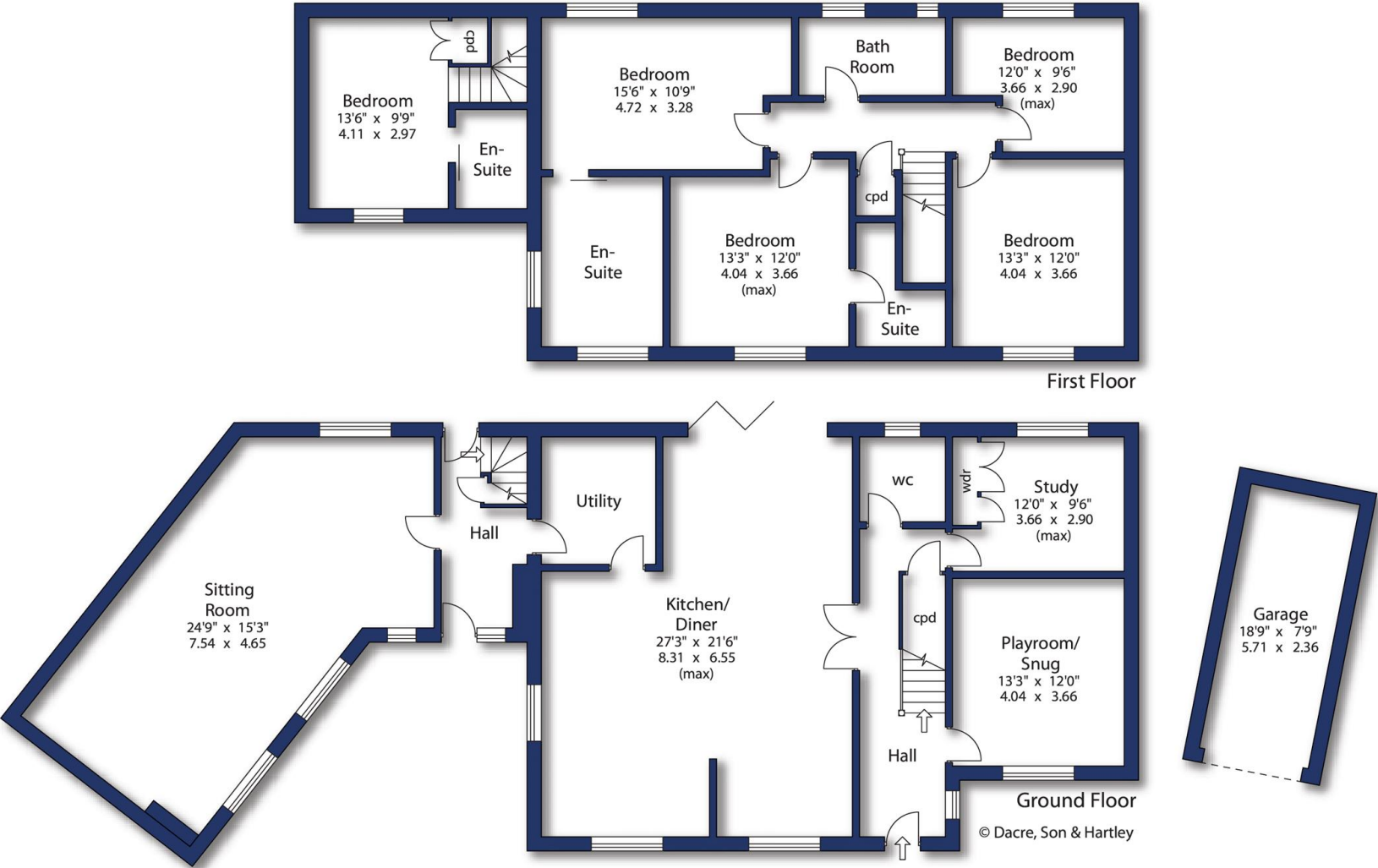
The property is presented to a good standard throughout and benefits from air conditioning to the first floor and speaker system throughout!

Outside as previously mentioned there is ample parking, a single outbuilt garage and useful storage sheds. The garden to the rear is private and offers a fabulous entertaining space, the garden is level, there is a raised patio area and covered outdoor kitchen with traditional stone pizza oven and sink.

The village has an excellent array of local amenities including a pharmacy, newly refurbished village shop and thriving village hall/sports club as well as a primary school. Walks to the Chevin and the River Wharfe are close by whilst the commute is handily placed for the West and North Yorkshire business conurbations and readily accessible to Leeds, Bradford, Harrogate and York.

There is a railway station providing services in nearby Weeton, whilst for journeys further afield the International Airport at Yeadon is approximately 3 miles distance.

Floorplans



Mortgage
Advice Bureau

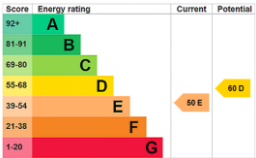
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Directions

Leave Otley in an easterly direction on the A659 Pool Road. On entering the village of Pool-in-Wharfedale turn right adjacent to the Shell petrol station and then second right onto Church Close. Follow the road ahead into Church Lane where you will appear to access a private drive. Aspen House is located at the top and can be accessed via private gates. What3Words tailed.gains.bedsread

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently G
- Conservation Area

Tenure, Services & Parking

- Freehold
- All mains services. Gas central heating (LGP), double glazing, Wood burning stove, Underfloor heating
- Ample driveway parking and single 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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