

# Harrison Robinson

Estate Agents



**Old Hall Farm Clifton Lane, Newall With Clifton, Otley, LS21 2HE**  
**£1,075,000**

 5  3  3  D



# Old Hall Farm Clifton Lane, Newall With Clifton, Otley, LS21 2HE

## £1,075,000



### GROUND FLOOR

#### Entrance Hall

A solid timber entrance door opens into a welcoming entrance hall. Timber doors lead into a spacious lounge and also a second reception room, the lower lounge. Beautiful tiled flooring, exposed beams, a wide carpeted staircase leads to the first floor landing. A large, timber 'bar' slides out from the exposed stone wall to 'lock' the entrance door. Only a few of these remain throughout the country and have coined the expression "You're barred!"

#### Living Room

17'8" x 17'7" (5.41m x 5.36m)

A generously proportioned lounge with dual aspect, stone mullion windows with a charming window seat beneath. Beautiful stone flooring with underfloor heating, large open fireplace with stone surround and lighting. Exposed beams, timber door to side elevation, open to:

#### Dining Kitchen

17'3" x 13'1" (5.28m x 4.00m)

A good sized dining kitchen with a range of solid wood base and wall units with Quartz worksurfaces and upstands and fantastic, large, arched, stone fireplace housing a substantial, electric AGA with beautiful, stone effect tiling to splashback. Integrated dishwasher, space for an American style fridge freezer. Exposed beams, downlighting. Large floor tiles with underfloor heating. Stone mullion windows to side elevation, timber door to the spacious utility room. There is ample room for a large family dining table here and one can imagine many happy times with family and friends here.

#### Utility Room

15'8" x 4'5" (4.78m x 1.37m)

A great space with space and plumbing for a washing machine and tumble dryer with solid wood worksurface over and timber wall shelf. Laminate flooring, exposed stonework, window to side elevation. A timber door with obscure glazed panels leads outside to the paved patio area. Ample room for coats, boots and shoes.

#### Lower Lounge

16'11" x 15'3" (5.17m x 4.67m)

A beautifully presented, second reception room with stone mullion windows allowing natural light and affording beautiful long-distance views. Solid wood flooring and charming exposed beams. A log burning stove set on a stone hearth with heavy stone lintels is a beautiful focal point to this room. Accessed from both the main hallway and the rear hallway this is a fabulous room in which to relax.

#### Hall

The carpeted inner hallway has timber doors leading into the lower lounge, cloakroom, home office and recessed cupboard housing the central heating boiler and water tank. Downlighting, exposed, solid timber pillar, under stairs, recessed storage cupboard.

#### Cloakroom

Beautifully presented with low-level WC and circular, stone handbasin with chrome mixer tap set in a granite worksurface with upstand. Stone mullion window, timber wall shelf, downlighting. Stone effect floor tiling with underfloor heating.

#### Home Office

9'8" x 7'0" (2.97m x 2.14m)

A dual aspect home office to the side elevation with three, double glazed, stone mullion windows allowing natural light. Solid wood flooring with underfloor heating, downlighting, timber cupboards providing storage. This is a great spot to work quietly whilst enjoying the lovely, countryside views.

### FIRST FLOOR

#### Landing

16'6" x 8'7" (5.05m x 2.62m)

A wide, carpeted staircase with solid timber handrail leads up to the first floor landing. Timber doors open into three bedrooms and carpeted stairs lead up to two, further bedrooms and house bathroom. This is a fabulous spot to relax with room for a sofa and additional furniture. Carpeted flooring, radiator, Velux allowing natural light. Carved timber beams add to the character of this space. A hatch with fitted ladder gives access to the part boarded loft area.

#### Bedroom Three

12'11" x 11'1" (3.96m x 3.38m)

A good sized double bedroom to the side elevation with carpeted flooring, radiator and two, stone, double glazed mullion windows. Exposed beams add to the fantastic character.

#### Bedroom Four

11'3" x 10'11" (3.43m x 3.35m)

A double bedroom to the front elevation with carpeted flooring, radiator, double glazed, stone mullion windows overlooking the garden and enjoying long-distance views. Exposed beam.

#### Bedroom Five

8'2" x 7'3" (2.5m x 2.23m)

A single bedroom to the front of the property with carpeted flooring, radiator and double glazed, stone mullion windows overlooking the garden. Beautiful exposed beams.

#### Master Bedroom

16'9" x 10'7" (5.13m x 3.23m)

A spacious double bedroom with dual aspect, double glazed stone mullion windows, affording lovely, long distance, countryside views. A stone fireplace with heavy arched stone lintel is a beautiful focal point to this room. Carpeted flooring, radiator, bespoke, solid wood, fitted wardrobes. Exposed beams, door into:

### En Suite

Immaculately presented with low-level WC with concealed cistern and handbasin with traditional style, chrome mixer tap beneath a wall mounted, mirrored vanity unit with lighting. Marble worksurface, attractive, grey wall tiling, separate corner shower cubicle with thermostatic drench shower, wall mounted controls and additional shower attachment. Curved glazed screen, exposed beam, downlighting. Double glazed, stone mullion window. Chrome, ladder style, heated towel rail.

### Bedroom Two

17'3" x 12'11" (5.28m x 3.96m)

Last but not least, a further double bedroom with double glazed stone mullion window to the side elevation with timber window seat with radiator beneath. Carpeted flooring, exposed beams, ample room for bedroom furniture. Hatch with fitted ladder to loft area. Door into:

### En Suite

Beautifully presented with low-level WC, pedestal handbasin with traditional style, chrome mixer tap with wall mirror over and corner shower cubicle with thermostatic drench shower, wall mounted controls, plus additional shower attachment. Curved, glazed screen, downlighting, floor and wall tiling. Chrome, ladder style, heated towel rail. Double glazed, stone mullion window to rear of property.

### Bathroom

A fabulous, three-piece house bathroom with low-level WC, handbasin with traditional style, chrome mixer tap set in a timber vanity unit with metro tiling to splashback and wall mirror over. Panel bath with thermostatic, drench shower plus additional shower attachment, glazed screen and white metro tiling to walls. Complementary, patterned floor tiles, extractor, downlighting. Exposed beam, chrome, ladder style, heated towel rail.

### OUTSIDE

#### Garden

To the front elevation the property is accessed via a wrought iron gate, set in dry stone walling and approached via a stone pathway leading to the timber entrance door. A large, level lawned garden with shrubs to borders and paved patio area with raised beds and low level hedging is a fantastic, sociable space for adults to entertain and relax and also for children to play safely. The stone pathway leads round the side of the property to the rear, where one finds a further, good sized lawned area bound by dry stone walling. Outdoor lighting, security cameras. A wrought iron gate gives access to the side of the property, where one finds a paved patio area, accessed via the utility room and lounge. With timber pagoda and ample room for outdoor furniture and with access to the lane behind this is a very private space, perfect for al-fresco dining.

#### Double Garage And Parking

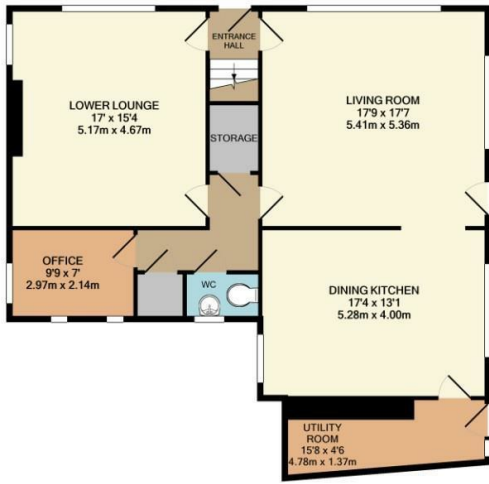
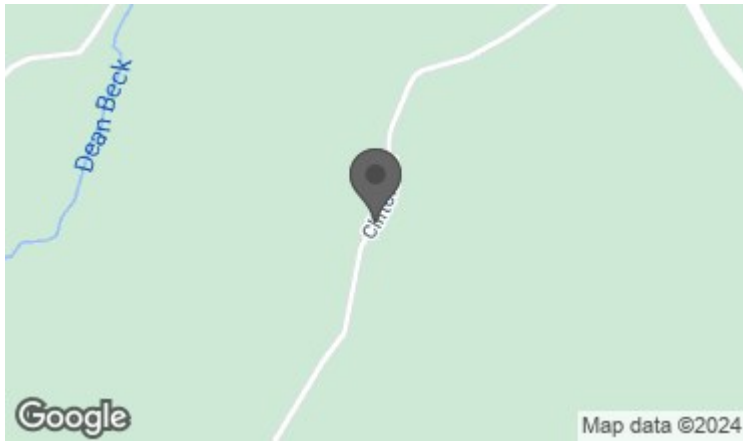
19'5" x 19'5" (5.93m x 5.92m)

The property benefits from a double garage, accessed over a gravelled driveway, with timber doors, power, plumbing and lighting and providing parking or great storage. The tarmac driveway to the front of Old Hall Farm belongs to the property with access across for neighbouring houses.

#### UTILITIES AND SERVICES

The property benefits from LPG gas supply, mains electricity and drainage. There is Ultrafast Full Fibre Broadband available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



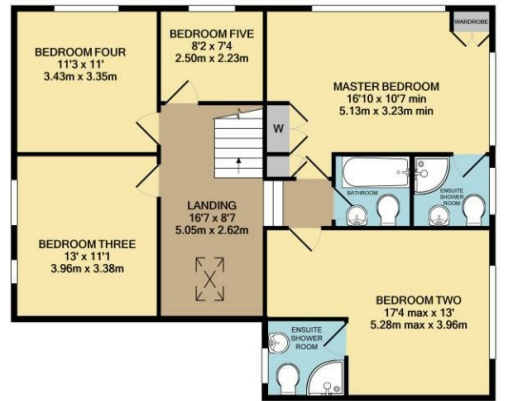


GROUND FLOOR  
APPROX. FLOOR  
AREA 1438 SQ.FT.  
(133.6 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2055 SQ.FT. (190.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FIRST FLOOR  
APPROX. FLOOR  
AREA 994 SQ.FT.  
(92.4 SQ.M.)

Energy Efficiency Rating	
Current	Potential
66	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.