



THE OLD BARN, MAPLE GRANGE ILKLEY ROAD OTLEY, LS21 3DW

£1,850,000
FREEHOLD

Tucked away on a beautifully private 2.25-acre plot, this exceptional 4,500 sq. ft. barn conversion blends striking architecture with luxury finishes throughout. From the dramatic entrance hall to the showstopping kitchen and multiple entertaining spaces, every detail has been thoughtfully designed - inside and out.

MONROE

SELLERS OF THE FINEST HOMES

THE OLD BARN, MAPLE GRANGE

- Chain-Free Purchase • Over 2 Acres of Plot Land • Recently installed Kitchen in the last 5 Years • Quartz Worktops and Integrated Appliances • Underfloor Heating Throughout • Sleek En-Suite with Beautiful Detail • 4112 Square Feet • Dedicated Study and Snug Areas • South-Facing Garden • Rural Yet Convenient Location



old barn

Monroe are delighted to introduce to the market this truly exceptional, chain-free barn conversion, boasting over 4,100 sq. ft. of meticulously designed living space and nestled within a private 2.25-acre plot between Otley and Burley-in-Wharfedale.

From the moment you enter, the striking double-height hallway bathed in natural light sets the tone for this remarkable home, where contemporary luxury meets timeless character. At the heart lies an exquisite open-plan kitchen and living space, showcasing a bespoke German kitchen with quartz worktops, AGA, integrated Siemens appliances, wine fridge, Quooker tap, and electric blinds, all enhanced by underfloor heating. Doors from the kitchen lead out to a west-facing Indian stone terrace, offering peaceful outdoor seating and entertaining space.

Designed with entertaining in mind, the expansive formal living room features a bespoke bar, zoned lighting, Sonos speaker system and sliding Crittall doors that lead out to a newly constructed rear decked area. This suntrap is also accessible via an external staircase from the first-floor office and double doors from the reception dining area. An additional reception room, stylish boot room and guest W.C. enhance the versatility of the ground floor.

A luxurious annexe offers a private snug that also works

perfectly as a gym or children's playroom, alongside a steam room and first-floor office with a balcony. The adjoining laundry room is fully fitted by the same German company as the kitchen and includes a drinks fridge and a sink with Quooker tap.

The principal suite is a sanctuary of comfort, featuring a private balcony overlooking the living room, a walk-in dressing room, and a fully tiled en-suite with freestanding bath, walk-in rainfall shower, underfloor heating, and integrated Sonos sound. Four further double bedrooms are generously proportioned, three with beautifully appointed en-suites, including two with dedicated dressing rooms, while the remaining two bedrooms share a stylish house bathroom.

Set behind electric gates with a sweeping driveway and detached garage, this rare home offers unparalleled privacy, Crittall windows and doors throughout the rear, sun-filled grounds and every modern convenience including comfort cooling, zoned lighting and integrated sound. Immaculately maintained by the current owner for over two decades, this is an extraordinary opportunity to secure one of the region's most elegant and awe-inspiring residences.

REASONS TO BUY

- Over 4,100 sq. ft.

- Private 2.25-acre plot
- Stunning barn-style conversion
- Luxury German kitchen installed
- Steam room and annexe
- Sonos and zoned lighting
- Underfloor heating throughout
- Electric gated driveway
- West-facing entertaining terrace

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

ENVIRONS

Situated between the vibrant market town of Otley and the sought-after village of Burley-in-Wharfedale, this location offers a perfect blend of countryside charm and modern convenience. Surrounded by scenic walks, cycling routes, and the River Wharfe, it's ideal for outdoor enthusiasts, while local sports clubs, independent cafés, and excellent rail links to Leeds and Ilkley make everyday living both relaxed and well-connected. The area also benefits from well-regarded schools, cosy pubs, artisan shops and regular community events throughout the year.

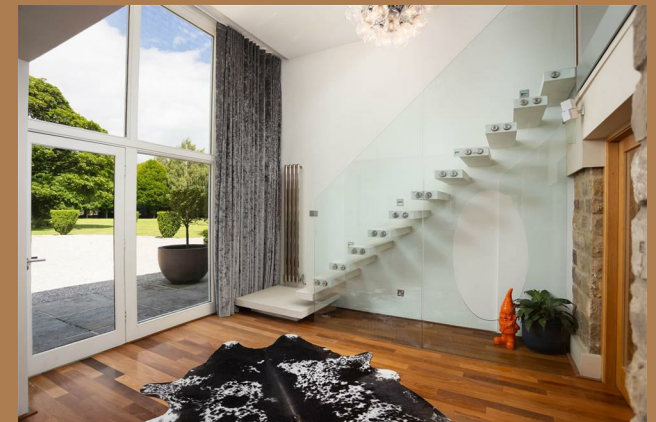
SERVICES

We are advised that the property has mains gas, water and electricity.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds

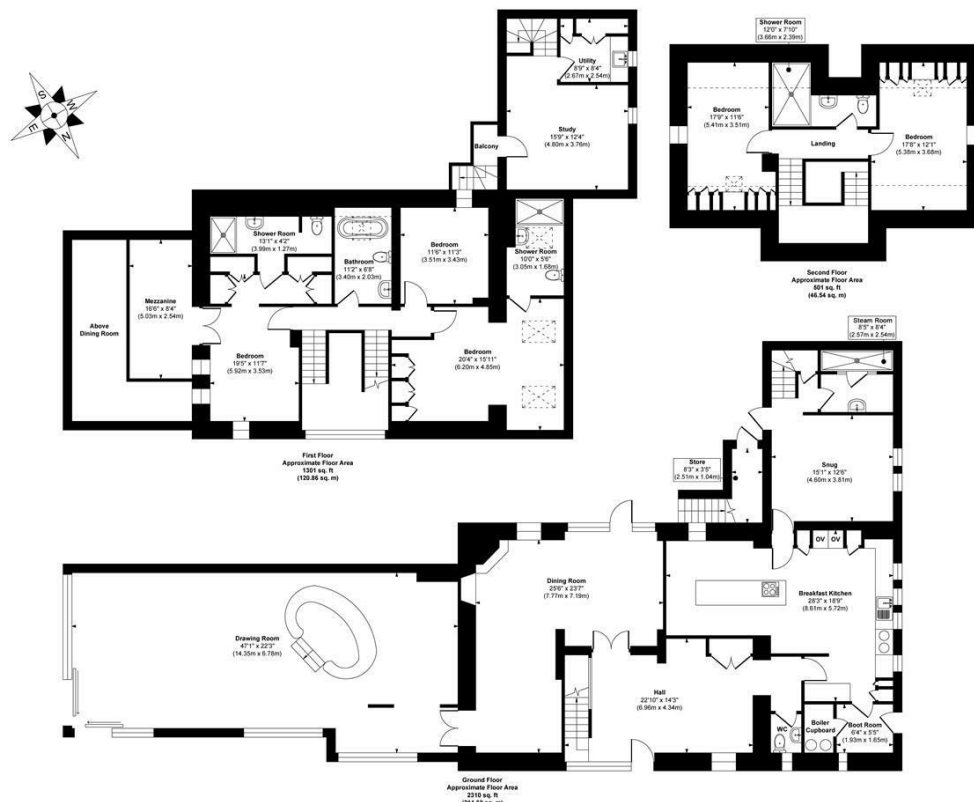
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 4112.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 4112 sq. ft / 382.00 sq. m

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		86
		77

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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