



Pool Lodge, Pool in Wharfedale, West Yorkshire

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A rare opportunity to own an **individually designed** large three-bedroom detached dormer bungalow set in extensive mature and secluded gardens with a detached double garage.

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## Summary of accommodation

**Ground floor:** Reception Hall, Cloakroom/W.C. Drawing Room, Dining Room, Kitchen, Garden Room, Utility Room, Boiler Room, Two Bedrooms both with en suites.

**First floor:** Large Landing, Third Bedroom with en suite bathroom, Storage Room.

## Distances

Otley 3 miles, Leeds 9 miles, Harrogate 9 miles, Bradford 11.5 miles, Wetherby 12 miles, York 28 miles

(All distances are approximate)



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## Location

### The Village and surrounding

Pool in Wharfedale is a popular village equipped with a varied range of important facilities. These include a premium pub with a restaurant. The village post office/shop offers an array of produce including delicatessen, groceries and fruit and vegetables, foreign currency and newspapers. The sports and social club offers a good range of sporting facilities including football, cricket and tennis. There is an active village hall, a parish church and parish council and a Methodist chapel. There is a Church of England village school.

The nearby market town of Otley has a wide range of shopping and leisure facilities and secondary schooling.

### Transport and travel

For the commuter, Weeton station is approximately 3.4 miles away, with access to the Leeds-York line, and connections to the East Coast mainline. Menston station is approximately 5.6 miles away, with access to the Leeds-Bradford line. The A1(M), M1 and M62 offer further transport communications throughout the region and the rest of the country.

Leeds/Bradford International Airport is approximately 3.2 miles away and there is a bus service from the centre of the village direct to the airport. Manchester International Airport is approximately 66 miles away, accessed via the M62.









## The property

An impressive formal reception hall has a luxurious marble tiled floor and is lit by a beautiful glass half dome above an individual spiral staircase which leads to the first floor.

To the left of the hall are double doors which lead into the spacious drawing room, the large picture windows overlook the gardens and there is a gas flame fire built into the chimney breast and oak parquet flooring. Sliding pocket doors open into the dining room, a spacious room perfect for entertaining. A single door leads from the hall to a corridor which gives access to the utility room, boiler room, rear garden and kitchen.

The large kitchen/breakfast room is fitted with an excellent range of wall and floor units with ample hardwood work surfaces and part tiles surrounds, a range of integrated appliances including an electric hob and extractor hood, double oven, dishwasher, feature glazed display units, ceramic tiled floor and American fridge/freezer. Leading from the kitchen the garden room enjoys views to three sides of the gardens with trifold doors leading out to a large paved patio area with sun canopy.

To the right of the hall is an open arch leading through to an inner lobby which has access to the guest cloakroom/w.c. A door opens into the principal bedroom suite with a dressing room which has large built-in wardrobes and a built-in dressing table with drawers. The bedroom is also well equipped with a range of fitted wardrobes and drawers. There is a large en suite shower room with twin vanity wash basins with storage beneath, low-level w.c, and a large walk-in shower. The second bedroom suite overlooks the rear gardens and has a large en suite shower room.



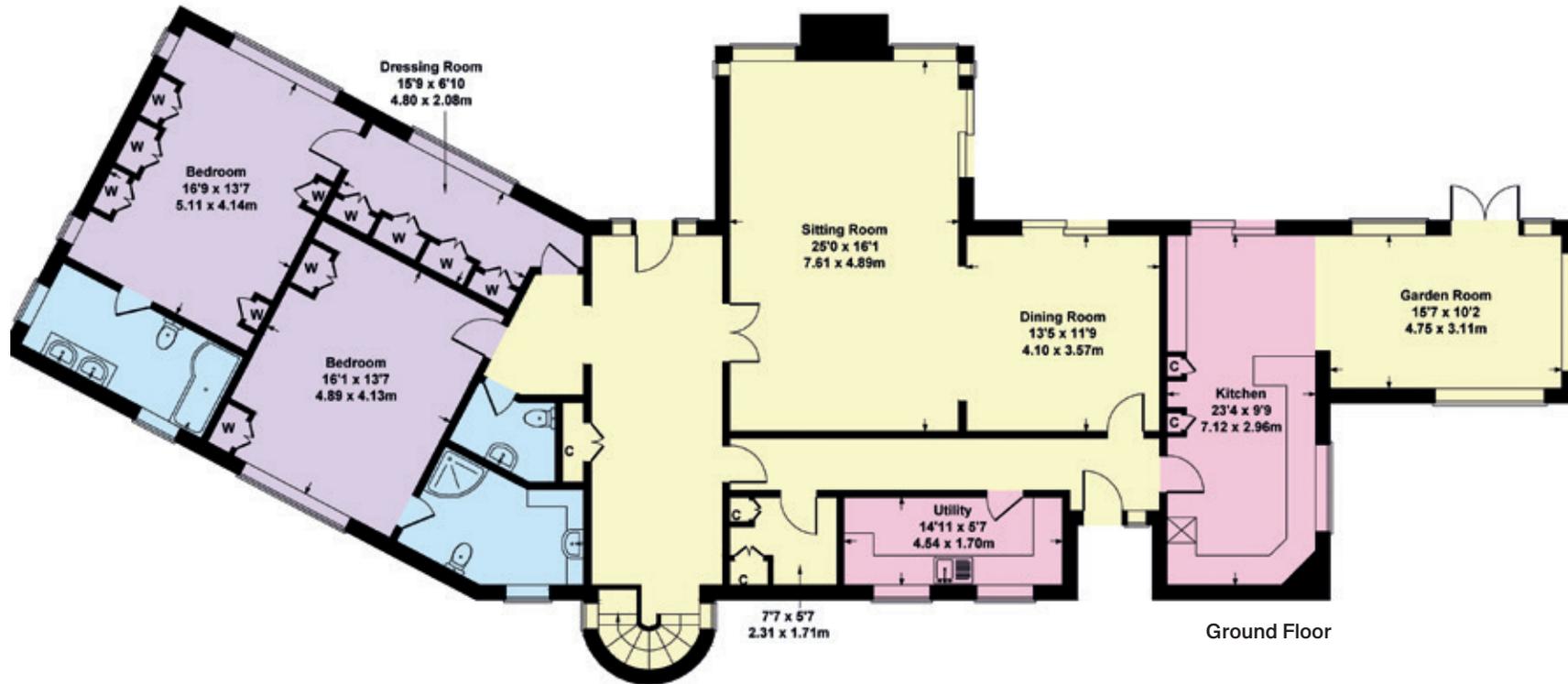
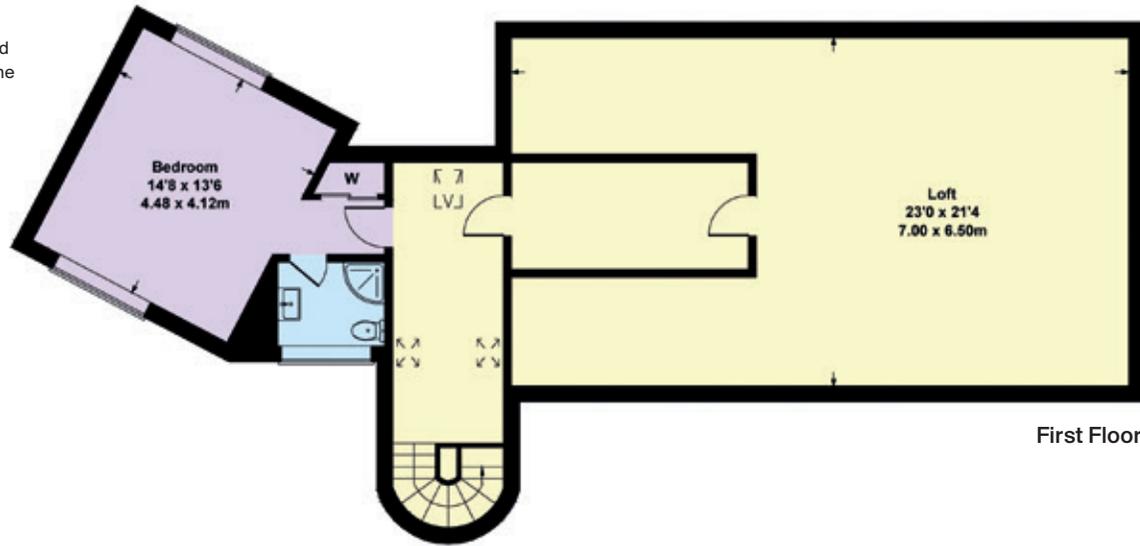
The first-floor accommodation is accessed by the spiral staircase and leads to a large landing with Velux roof lights, this spacious area has many uses and could be utilised as a home study area, reading nook or a games/hobby room. A door leads off into the third bedroom suite with a range of fitted saturate, an en suite shower room and windows to the front and rear give uninterrupted views. A door to the right of the landing leads to a useful storage room which is partly boarded and there is planning permission for a dormer conversion.



**Approximate Gross Internal Floor Area**  
**3627 sq ft / 337 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Externally

Pool Lodge is located on a quiet lane which is located at the bottom of Old Pool Bank, which also provides pedestrians access only to the village centre. The property offers a high degree of privacy and is approached by double electric wrought iron gates, which give access to a large sweeping drive. To the right of the drive close to the entrance is an additional al cobbled parking area for two cars. There is a detached double garage with lighting, power and water, there is ample hard standing for parking for several vehicles.

The property is set in beautifully landscaped and well-stocked south-facing gardens, which are mainly laid to lawn with mature trees, hedging, well-stocked flower beds and borders. An attractive paved terrace with a raised timber decked area is ideal for entertaining. The property has the added benefit of recently installed solar panels.

## Property information

**Tenure:** Freehold

**Local Authority:** Leeds City Council

**Council Tax:** Band G

**EPC Rating:** C

**Guide Price:** £975,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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