



THE RHYDDINGS BRADFORD ROAD BURLEY IN WHARFEDALE LS29 7QP Asking Price £1,750,000

FEATURES

- Unique Four Bedroomed Detached With Outbuildings Set In Grounds Of Approx 1.8 Acres
- Well Equipped Kitchen With Adjoining Dining Room
- Four Double Bedrooms With Two Having En-Suites & A House Bathroom
- Spacious Garage, Utility Room & Boiler Room
- Scope To Create Further Accommodation On Site Subject To Necessary Permissions
- Successful Kennels Business with 12 Luxurious Air-Conditioned Kennels
- Large Sitting Room With Media Wall & Attractive Garden Room
- Beautifully Kept Gardens With Vegetable Patches, Greenhouse & Ornamental Pond
- Freehold / EPC Rating D / Council Tax Band E
- Countryside Views Yet Close To Local Amenities & Transport Links



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Unique 4 Bedroom Detached With Successful Kennels Business Set In Approx 1.8 Acres

Burley in Wharfedale

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. Both Menston and Burley in Wharfedale train station are within walking distance providing an excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors whilst the Yorkshire Dales National Park is only a short drive away.

The Accommodation...

The accommodation with OIL FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, CCTV and with approximate room sizes, comprises:

Ground Floor

Entrance Hall

A welcoming entrance hall having an arched doorway with fully glazed door and oak flooring.

Kitchen 16'5" x 12'2" (5.00m x 3.71m)

A good sized kitchen with a range of base and wall units incorporating cupboards, drawers, concealed lighting and coordinating work surfaces with upstands. Inset one and a half bowl sink with mixer tap and integrated appliances including two single electric ovens, fridge/freezer, dishwasher, wine cooler, microwave and Induction hob having a stainless steel hood over. Recessed spotlights, heated towel rail, karndean flooring and window to the front elevation.

Dining Room 16'7" x 13'2" (5.05m x 4.01m)

A delightful light and airy room enjoying a dual aspect with window to the side and further picture window to the front elevation. Ornate ceiling cornice, oak flooring, radiator and archway into:

Sitting Room 31'11" x 13'9" (9.73m x 4.19m)

A stunning reception room having a bespoke media wall with built in electric fire providing a superb focal point to this spacious room with recessed shelves on either side. Two radiators, oak flooring, two ceiling roses, large full length picture window to the front and opening into:

Garden Room 11'3" x 10'3" (3.43m x 3.12m)

Another terrific room enjoying a beautiful outlook onto open fields and enjoying full length window and sliding doors out to the south facing garden. Radiator and Oak flooring.

Inner Vestibule

Bedroom 2. 15'3" x 13'1" (4.65m x 3.99m)

A spacious double bedroom having room for an extensive range of wardrobes, recessed spotlights, radiator and window to the rear elevation with a wonderful open outlook.

En-Suite Bathroom

A large en-suite having a three piece suite comprising a freestanding bath with shower attachment, low suite w.c and wall hung wash hand basin. Heated towel rail, shaver point, radiator, recessed spotlights, vinyl flooring and window to the side elevation.

Inner Hall

With stairs up to the first floor.

Bedroom 3 16'3" x 14'1" (4.95m x 4.29m)

Another large double bedroom with two radiators and bay window to the rear elevation onto the garden.

Bedroom 4. 11'11" x 9'11" (3.63m x 3.02m)

Another good sized double bedroom which is currently being utilised as a home office with radiator and window to the side elevation.

House Bathroom

A large family bathroom with a white four piece suite comprising a tiled bath, low suite w.c, wash basin with drawers under and a walk in wet room style shower. Heated towel rail, fully tiled walls and floor with underfloor heating, recessed spotlights and windows to both the front and side elevation.

First Floor

Landing

With a study area 12'6" x 11'3", three velux windows and access to eaves storage.

Bedroom 1. 23'0" x 12'5" (7.01m x 3.78m)

A spacious master bedroom with an extensive range of fitted furniture including wardrobes and drawers. Dual aspect with windows to the front and rear elevation and two radiators.

En-Suite Bathroom

A large en-suite with a tiled shower stall, low suite w.c and wall hung wash basin. Heated towel rail, recessed spotlights, part tiled walls, radiator and two velux windows. Walk in access to further eaves storage which has the potential to create further accommodation subject to the necessary permissions.

Outside

Garage 19'0" x 13'7" (5.79m x 4.14m)

With an electric door, light and power.

Utility Room 11'3" x 8'2" (3.43m x 2.49m)

With plumbing for an automatic washing machine, space for a dryer, low suite w,c and wash basin. Adjoining boiler room housing the boiler and hot water tank.

The Kennels 87'3" x 32'9" (26.6m x 10m)

The Rhyddings Kennels is a well-respected luxury kennel business known for its outstanding reputation. Founded more than 60 years ago, the current proprietors have managed the business for the past 20 years. At present, the business operates below its full potential due to a personal decision made by the current owner, yet it presents a distinctive opportunity for an astute buyer to leverage its established brand and market position. The Studio and Log Cabin have been used as a shop/cattery and grooming salon previously which were highly successful business in their own right and would be suitable for a number of other uses with planning permission for Class E use - Services, Offices or Shops as well as the potential to be developed further with additional planning permission.

Twelve luxurious kennels plus three suitable for daycare/holding kennels which are individually air-conditioned and fully tiled with CCTV. Separate kitchen area which services the kennels. The Rhyddings has been a family run kennels for over 60 years and was completely rebuilt in July 2006 to create 12 kennels of the highest standard. All of the kennels are heated as well as having air-conditioning.

Facilities below are as follows:



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12 Luxury Dog kennels/licenced for 24 dogs.
 Individual covered Air-Conditioned indoor and outdoor areas, which are fully tiled with epoxy grout.
 Large outside play area.
 Extensive grassed area for playtime and toilet sessions.
 Set in beautiful countryside.
 Rated 5 Star by Bradford Council.

Studio 31'0" x 18'3" (9.45m x 5.56m)

Having huge scope to create an annex for a dependent relative or to be used as a home office with internet access, two air-conditioning units and tiled floor having underfloor heating. Numerous windows to all elevations, two velux's and door to the front and rear. Planning permission for Class E use and has been used as shop and cattery previously.

Log Cabin

Another outbuilding split into three separate rooms, again with internet access, light, power and windows to both elevations. Planning permission for Class E use and has been used as a Grooming Salon and shop previously. Would also make an ideal office for those working from home.

Grounds & Gardens

The property stands in beautifully kept grounds totalling over 1.8 acres with a stunning countryside views over open fields. There is an expansive driveway with turn circle providing ample off road parking for numerous vehicles and provides easy access to the garage, studio and log cabin. Positioned off the drive are gravelled and lawned areas as well as a flagged patio with vegetable patches and green house. The formal and private south facing garden has been very thoughtfully created to enjoy the stunning outlook and is made up of lots of different seating areas, a perfect place to enjoy a summers evening with an ornamental pond and well stocked flower borders providing an abundance of colour. At the head of the property in front of the kennels there is a large enclosed lawned area with outbuilding. Finally there is a more wild garden to the front having mature plants and trees with a small beck running through and a historic right of access for the benefit of the farmer to the neighbouring field. Please note to the North of the property there is a further piece of land which is on a separate title but included in the sale with dense trees.

Tenure, Services And Parking

Tenure: Freehold

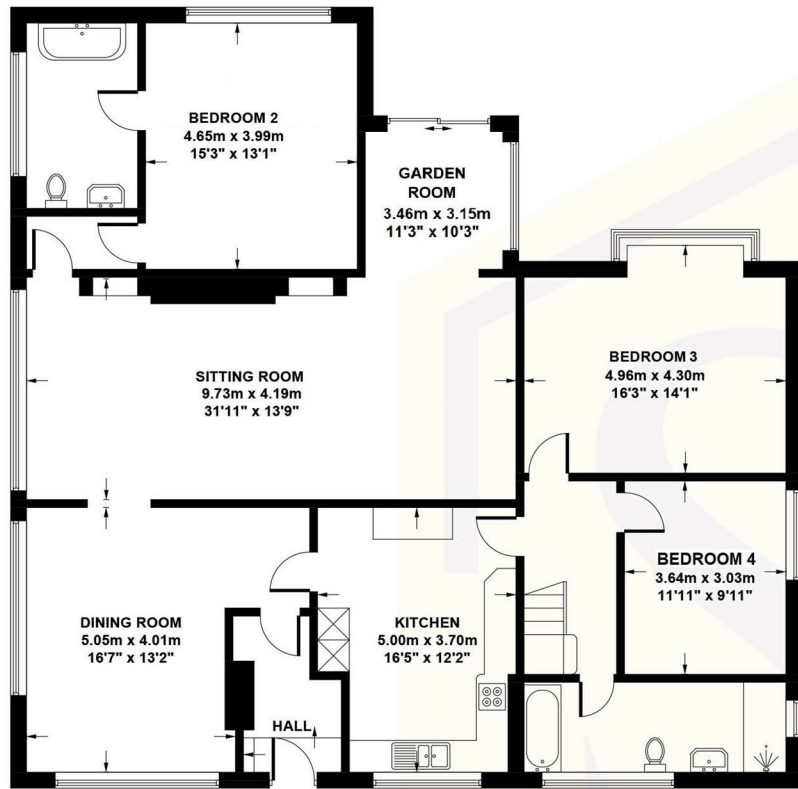
Mains Water, Drainage and Mains Electric With Oil Central Heating

Parking: Expansive Driveway Providing Off Road Parking And Turn Circle



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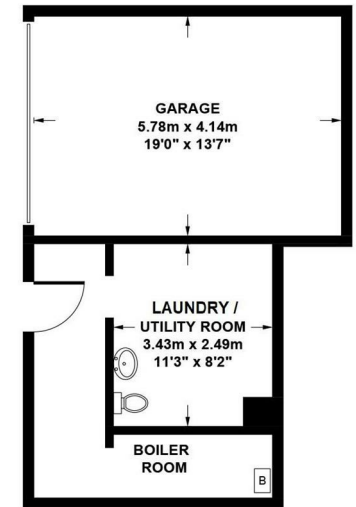
This plan is for guidance only. It is not to scale and all measurements are approximate.
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GROUND FLOOR



FIRST FLOOR

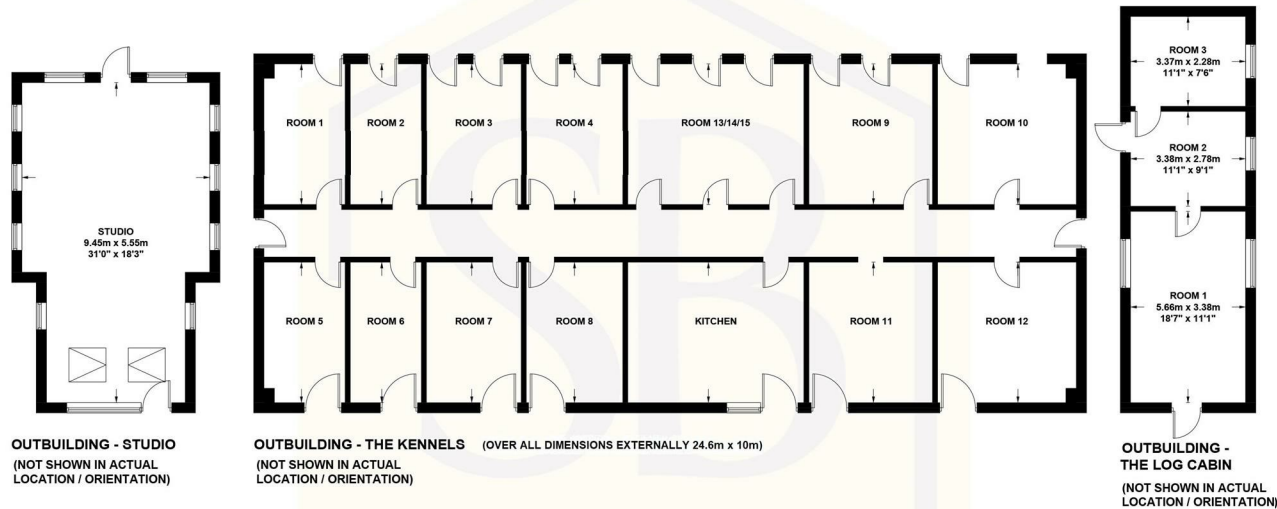


(Not Shown In Actual Location / Orientation)



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Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers (O2, EE, Three & Vodafone). For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band E. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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

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 are advised to recheck the measurements.



Call us on 01943 889010
info@shanklandbarracloough.co.uk
www.shanklandbarracloough.co.uk

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