



Otter House
Hunsingore LS22 5HY



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Otter House is a delightful 4 bedroom two bathroom detached property which holds a unique character of its own and occupies a highly desirable position within the sought after village of Hunsingore. It is situated on the southern edge of the village bordering the open countryside of the Ribston Estate, is south facing and is next to the historic village Reading Room. This beautifully presented detached period home must be viewed to fully appreciate the layout, charm and revealing accommodation with numerous period features.

The village of Hunsingore retains a strong estate feel situated some 5 miles north of the bustling market town of Wetherby and within commuting distance of Leeds, Harrogate and York. There is excellent accessibility further afield with the A1(M) motorway to the west and Cattan railway station is located just 2 miles away, offering connections to mainline services from York and Leeds to London Kings Cross and further afield.

Otter House is situated on the edge of the peaceful and picturesque village of Hunsingore, in the heart of the Yorkshire golden triangle. It dates from the late 1700's, is full of character and charm and an abundance of natural light. The views from nearly every window are of the garden and open countryside. The village offers a church and a village hall.

GROUND FLOOR

PORCH

Double doors into porch.

ENTRANCE HALL

Original quarry tiled floor. Radiator

OFFICE/BOOT ROOM

Original quarry tiled floor, Stripped pine door, window to side aspect. Radiator

GARDEN ROOM/SNUG

With stripped pine door to Snug and Garden Room, the snug area having original quarry tiled floor with windows to front, original wooden beam above and stone step leading to Garden Room with beamed ceiling, French doors overlooking the cottage garden and open fields. Multi fuel stove. Radiators to both rooms.

RECEPTION ROOM

With original open fireplace with tiled inset and hearth, sash window to side and beamed ceiling. Stripped pine doors and radiator.

REAR HALLWAY

With original quarry tiled floor, windows to two sides and cupboards housing meters. Door to vaulted cellar.

CLOAKROOM/UTILITY

Original quarry tiled floor, stripped pine door, window to side aspect, WC and pedestal washbasin. Boiler. Plumbing for washing machine and vent for dryer

DINING KITCHEN

With range of wall and floor mounted units with granite peninsula and 40mm hardwood butcher block worktops over with ceramic one and half bowl sink with mixer tap, integrated dishwasher and integrated fridge freezer, large inset fireplace housing range cooker, beams to ceiling, stone flooring. Windows to front and rear, original cottage door to useful storage porch with access to cottage garden and patio. Radiator.



FIRST FLOOR

From the aforementioned Rear Hallway a stripped pine wooden latch door gives access to the stairs to;

MASTER BEDROOM

With windows to three sides, stripped pine door, exposed clamp brick chimney breast with original cast iron fireplace. Radiators

EN-SUITE

Stripped pine door, part tiled and having shower cubicle, low level WC and pedestal washbasin. Radiator.

BEDROOM TWO

Stripped pine door, cast iron fireplace with original tiles, inset shelves and window to side aspect. Radiator.

BEDROOM THREE

With two windows to the front aspect, showcasing magnificent open views of the countryside to Cowthorpe and beyond. Window to side. Stripped part glazed pine door. Radiator.

BEDROOM FOUR

Stripped pine door, window to side aspect. Radiator.

HOUSE BATHROOM

Exposed original wide floorboards, freestanding cast iron ball and claw bath, large walk in shower cubicle, extractor fan, original high level toilet and washbasin, exposed beam above window to side. Radiator.

OUTSIDE

Otter House is south facing and benefits from a pretty cottage garden to the side with Yorkshire stone patio and views over open countryside, a private garden to the front aspect and a predominantly lawned garden to the rear with decked seating area. The property is not overlooked, is peaceful and quiet and has views of gardens and green spaces from nearly every window. There are numerous walks in the local area and the River Nidd is only a 5 minute walk away.

OUTBUILDINGS

Oversized garage, workshop and store room with light and power and a covered seating area with views over the adjoining fields. There is a large driveway with double gates. Greenhouse

SERVICES

Oil fired central heating. Mains electric

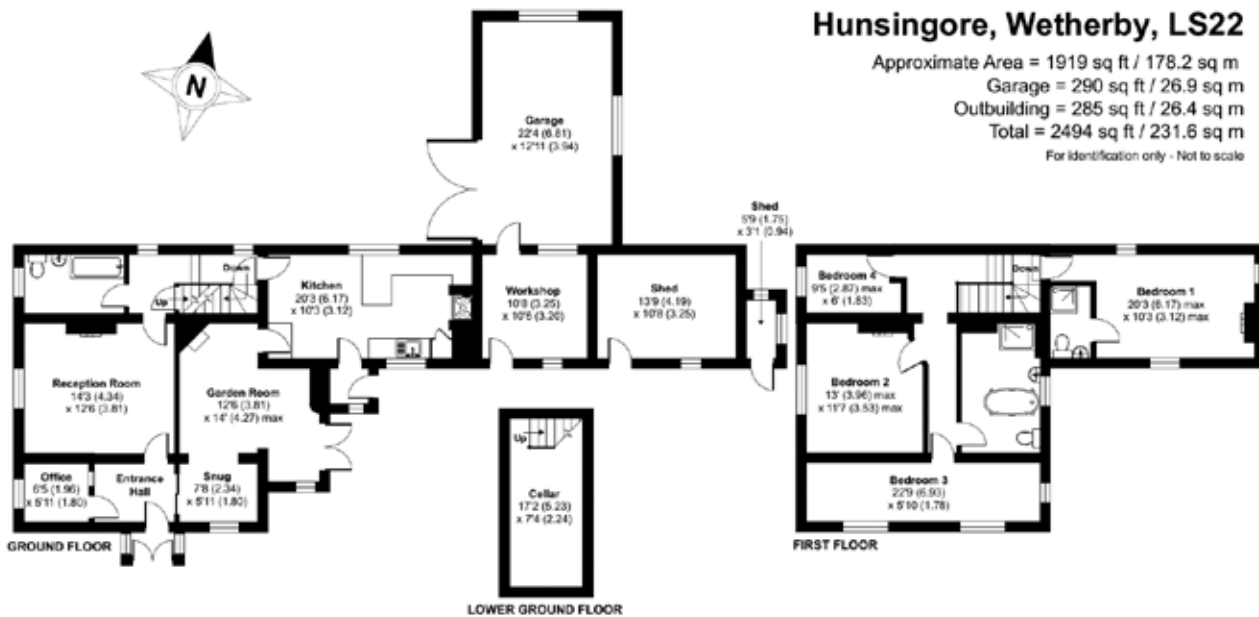
VIEWINGS

Viewings are strictly by appointment with the selling agent, 01937 582748 or office @thomlinsons.co.uk

DIRECTIONS

Leaving Wetherby north bound on the Deighton Road proceed to the roundabout at the junction of Deighton Bank and the A168, taking the first left turn onto Deighton Bank. Proceed northwards passing by the village of Walshford, crossing over the roundabout and continuing over the fly over and over the next roundabout. Continuing on Moor Lane, proceed into the village of Hunsingore taking the next right turn onto Church Hill, continue and bear right before taking the next right turn opposite the church. Otter House will be found after approximately 600 yards on the left hand side marked by our For Sale board.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richeck.com 2024. Produced for Thomlinsons. REF: 1153023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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