



# THE OLD MASONS ARMS, BRADFORD ROAD, OTLEY LS21 3EQ

**Asking price £595,000**

## FEATURES

- A Unique Grade II Listed, 5 Bedroomed Stone Built Detached Residence
- An Abundance Of Character Features Including Exposed Stone Walls & Open Fireplaces
- Two Reception Rooms Together With A Large Reception Hallway, A Walk In Pantry And A Utility
- Private Driveway Parking Which Also Includes An EV Charging Point
- Spacious Accommodation Extending To Over 2,500 Sq Ft
- Spacious Dining Kitchen With A Large Aga Being The Central Focal Point
- Fantastic Central Courtyard And Beautifully Designed Gardens Providing A Tranquil Setting
- Council Tax Band E / Tenure Freehold / EPC Rating E



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BARRACLOUGH**  
ESTATE AGENTS

# Character 5 Bedroomed Detached House With Gardens & Parking

This remarkable five bedroomed Georgian detached house, believed to have been built circa 1760, presents a unique opportunity to own a piece of Otley history. As a Grade II listed property, it boasts an abundance of character features that have been lovingly retained, offering a glimpse into a bygone era while providing modern comforts.

Spanning an impressive 2,546 square feet, this fabulous family home comprises five spacious double bedrooms, ensuring ample space for family living or hosting guests. The two well-appointed bathrooms add convenience to daily routines. The heart of the home is undoubtedly the dining kitchen, where a large Aga serves as a stunning focal point, perfect for culinary enthusiasts and family gatherings. Adjacent to the kitchen, the snug room with its roaring fire provides a cosy retreat, ideal for relaxation or informal entertaining. There is the formal sitting room with yet another open fire and beautiful character features, together with a large walk in pantry providing an abundance of storage and a valuable utility room, all wrapped around a spacious central hallway

The property also benefits from private parking, a rare find in such a desirable location, with an EV Rapid charging point. Externally the gardens are a delight having been planned and grown over a number of years creating a lovely setting, with the courtyard patio area being a real treat and the perfect area to enjoy a private drink or meal on a fine summer's day. With its blend of historical charm and contemporary living, this home is perfect for those seeking a tranquil yet vibrant lifestyle in Otley. Whether you are looking to raise a family or simply enjoy the spaciousness and character of a historic property, this house is sure to impress. Do not miss the chance to make this exceptional residence your own.

Viewings are strictly by prior appointment, which can easily be arranged by contacting Shankland Barraclough Estate Agents in Otley.

Otley is a beautiful Yorkshire market town having a population of approximately 15,000 people, set on the banks of the River Wharfe. Otley is a friendly and picturesque town with a rich commercial and community life. The town lies in attractive countryside within Mid-Wharfedale at the centre of the rural triangle between Leeds, Harrogate and Bradford. Immediately to the south of the town rises Otley Chevin, which gives magnificent views over Mid-Wharfedale, fantastic walks and cycling routes and in the past provided much of the stone from which the town centre was built. Highly regarded primary schools and the outstanding Prince Henry's Grammar School are found within the town itself, together with a lovely mix of popular branded stores and a fantastic array of independently run shops, making Otley a very popular and pleasant town in which to live.

The accommodation with GAS FIRED CENTRAL HEATING, and with approximate room sizes, comprises:

## **Reception Hallway 18'1" max x 11'11" (5.51m max x 3.63m)**

A spacious entrance into this fine home, having practical tiled flooring, an exposed stone fireplace, stained glass window and a door to the courtyard. Two central heating radiators.

## **Sitting Room 18' x 12'8" (5.49m x 3.86m)**

A fabulous reception room, full of charm and character having an open fire to the chimney breast, beautiful exposed beamed ceiling and exposed stone walling. Two central heating radiators and windows to the front and side elevations.

## **Snug 15'9" max x 11'6" (4.80m max x 3.51m)**

Open plan from the dining kitchen providing an excellent relaxation area, the snug room has two leaded and stained glass windows to the front elevation, an exposed stone wall and chimney breast with an open fire inset and half height oak panelling to one wall. Two central heating radiators.

## **Dining Kitchen 21'11" x 11'4" (6.68m x 3.45m)**

A fabulous working and entertaining space, this dining kitchen really is the hub of the home. The focal point has to be the large Aga range cooker, practical in cooking terms and atmospheric with its gentle release of heat to the room. The kitchen offers a good number of fitted units with good work surface space over and a sink unit inset. Practical tiled flooring, an exposed stone wall, beamed ceiling and leaded windows to the front and rear elevations. Central heating radiator.

## **Pantry 12' max x 10' max (3.66m max x 3.05m max)**

A fabulous storage area with shelving and tiled flooring.

## **Utility Room 14'5" x 8'1" (4.39m x 2.46m)**

Keeping the clutter and the washing out of the kitchen, the utility room offers a range of fitted kitchen units, provides plumbing for a washer and has a central heating radiator. Door to the courtyard.

## **Shower Room**

Fitted with a three piece suite that includes a shower cubicle, a wash hand basin and a low level wc. Tiled flooring, a central heating radiator and a window.

## **First Floor Landing**

With access to the following rooms:

## **Bedroom 1. 18'11" max x 11'3" (5.77m max x 3.43m)**

Benefitting from fitted wardrobes to one wall, leaded and stained glass windows to the front elevation and two central heating radiators.

## **Bedroom 2. 17' max x 13'9" (5.18m max x 4.19m)**

Enjoying a pitched higher ceiling that allows for a mezzanine floor, exposed floorboards, a central heating radiator, windows looking out over the courtyard and additional Velux styled windows for additional natural light.

## **Bedroom 3. 17'5" x 12' (5.31m x 3.66m )**

With a pitched ceiling, exposed beam, and windows to the front and side elevations.

## **Bedroom 4. 14'2" x 11'2" (4.32m x 3.40m)**

Focal fireplace to the chimney breast, exposed floorboards and a beamed ceiling. Central heating radiator, leaded and stained glass window to the front elevation.



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**Bedroom 5. 14'2" x 10'7" (4.32m x 3.23m)**

Built in wardrobes and cupboards, a central heating radiator and a window to the rear elevation.

**Study 11'7" max x 11'1" max (3.53m max x 3.38m max)**

Window to the side elevation and a central heating radiator.

**Bathroom**

Fitted with a three piece suite that includes a panelled bath, a wash hand basin and a low level wc. Window to the rear.

**Outside**

The property stands within a lovely private plot with many landscaped areas that have been designed and planted with a lovely selection of shrubs, bushes and plants, with pathways through and a large timber greenhouse. Stairs lead down to the private tranquil courtyard, beautifully sheltered providing the perfect sitting or dining area in the summer months. Car parking is a breeze with ample parking for several vehicles and an EV charging point 32 amp/22 kWh Rapid Charger. The gardens have to be seen to be fully appreciated.

**Tenure, Services And Parking**

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway

Grade II Listed

Located Within The Beautiful Otley Conservation Area.

**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. For further information please refer to:

<https://checker.ofcom.org.uk>

**Flood Risk Summary**

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

**Council Tax**

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit [www.leeds.gov.uk](http://www.leeds.gov.uk) or telephone them on 0113 2224404.



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### 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](mailto: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

### 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.

### 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.

### 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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# The Old Masons Arms, Bradford Road, Otley, LS21

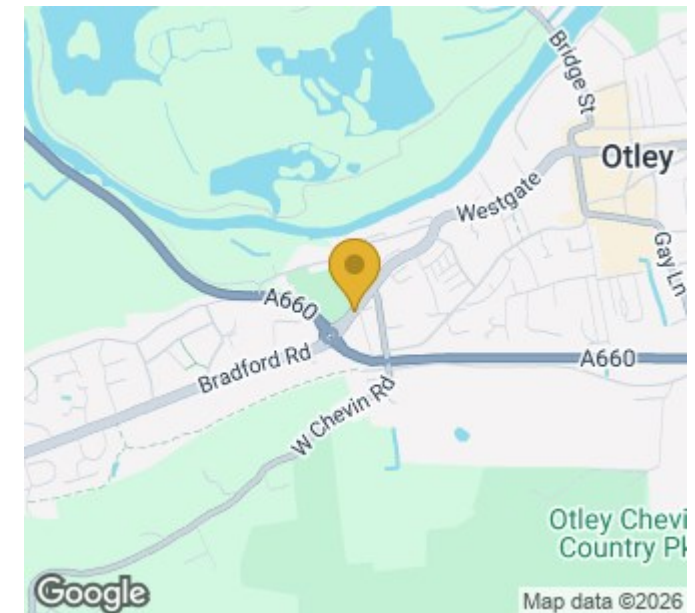
Approximate Gross Internal Area = 236.5 sq m / 2546 sq ft  
 Cellar = 27.8 sq m / 299 sq ft  
 Total = 264.3 sq m / 2845 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



**T: Call us on 01943 889010**  
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