



RAMMERS HOUSE FARM OLD ST. CLAIR ROAD, OTLEY LS21 1BF

Asking price £695,000

FEATURES

- Beautiful Double Fronted Semi Detached Stone Cottage
- Yorkshire Stone Flagged Flooring To The Ground Floor With Exposed Floorboards To The First Floor
- Two Reception Rooms And A Great Family Dining Kitchen
- En-Suite To Bedroom 1, House Bathroom And A Cloaks WC
- The Most Fabulous Southerly Facing Gardens To The Rear
- Feature Exposed Stone Walls To Many Of The Rooms And Focal Fireplaces
- Four Good Sized Bedrooms
- EPC Rating D / Tenure Freehold / Council Tax Band F



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroomed Double Fronted Cottage With A South Facing Garden

Nestled on the picturesque Old St. Clair Road in Otley, this simply stunning 4 bedroomed double fronted semi-detached farmhouse is a true gem. With its delightful southerly facing rear garden, this property offers a perfect blend of charm and character, making it an ideal family home.

As you step inside, you will be greeted by an array of enchanting features that reflect the property's rich history. The exposed stone walls and sash windows create a warm and inviting atmosphere, while the focal fireplaces add a touch of elegance to the living spaces. The polished floorboards upstairs and the Yorkshire stone flagged flooring to the ground floor enhance the farmhouse's character, providing a sense of continuity and style.

The generous layout of the house ensures ample space for both relaxation and entertaining. The well-appointed rooms are bathed in natural light, thanks to the thoughtful design that maximises the southerly aspect. The attached garage and parking facilities add to the convenience of this lovely home, making it suitable for modern living.

The rear garden is a true highlight, offering a tranquil retreat where you can unwind and enjoy the beauty of nature. Whether you are hosting summer barbecues or simply enjoying a quiet afternoon, this outdoor space is sure to impress.

In summary, this semi-detached farmhouse on Old St. Clair Road is a remarkable property that combines historical charm with contemporary comforts. With its character features, delightful garden, and convenient parking, it presents an exceptional opportunity for those seeking a unique home in the heart of Otley.

To arrange your viewing of this very special home, please contact 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, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

A lovely welcoming hallway with feature exposed stone walls and Yorkshire stone flagged flooring. Central heating radiator and doors to both the front and rear elevations.

Cloaks WC

Fitted with a two piece suite in white comprising a low level wc and a wash hand basin to a vanity unit. Storage cupboard, a central heating radiator and a window to the front elevation.

Sitting Room 17'3" x 9'1" (5.26m x 2.77m)

Beautiful exposed Yorkshire stone flooring and a focal stone fireplace, window to the front elevation and a central heating radiator.

Living Room / Snug 12'2" x 12'1" (3.71m x 3.68m)

With French doors to the enclosed southerly facing garden, this second reception room is an ideal living room / snug as it is now, or could also make for the perfect playroom for those with younger children. Feature exposed stone walling and fireplace, with a stove inset. Yorkshire stone flagged flooring and a central heating radiator.

Dining Kitchen 21'2" x 11'7" (6.45m x 3.53m)

A most fabulous sociable area, perfect for family gatherings and mealtimes, the kitchen offers a good number of fitted wall and base units having solid wood worksurfaces over and a sink unit inset. Space and provision for a dishwasher and a cooker, beautiful exposed Yorkshire stone flagged flooring, an exposed stone wall and fireplace, which has a delightful focal fireplace inset. Windows to the front and rear and a central heating radiator.

Cellar 11'11" x 5'8" (3.63m x 1.73m)

Staircase down from the hallway, with light and power points.

First Floor Landing

Having a central heating radiator and providing access to the following rooms:

Bedroom 1. 18'1" x 12'1" (5.51m x 3.68m)

Exposed and polished floorboards, a focal fireplace to an exposed stone chimney breast and walling, two windows overlooking the garden and with delightful Chevin views and a central heating radiator.

En-Suite To Bedroom 1.

A spacious en-suite, fitted with a three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Exposed and polished floorboards, a stone chimney breast and a window to the side elevation.

Bedroom 2. 11'7" x 11'5" (3.53m x 3.48m)

Exposed and polished floorboards, feature exposed stone wall and chimney breast with a focal fireplace inset. Window to the rear looking over the gardens and with views of the Chevin beyond. Central heating radiator.

Bedroom 3. 11'7" x 9'3" (3.53m x 2.82m)

Exposed and polished floorboards, exposed stone wall, a central heating radiator and a window to the front elevation.

Bedroom 4. 9'8" x 8'1" (2.95m x 2.46m)

Exposed and polished floorboards, a central heating radiator and a window to the front elevation.

House Bathroom

Fitted with a three piece suite that includes a walk in shower with a glazed screen, a wash hand basin and a low level wc. Central heating radiator and a window to the front elevation.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ

Outside

To the front the garden is laid to stone and has attractive stone walling and a stone flagged driveway which leads to the attached garage (23' x 10'10") having an up and over door to the front, light and power points, Connecting door from the rear of the garage to the Utility Room (10'10" x 6'1") which has plumbing for a washer and a sink unit. Door from the utility to the rear garden. Moving around to the rear you come to the most fabulous southerly facing garden of excellent proportions, all fully enclosed creating a delightful quiet retreat that is sure to be enjoyed by all ages of the family. Directly from the house is a good sized stone flagged patio which leads onto the shaped lawn with well stocked borders, a greenhouse and a lovely selection of shrubs and bushes.

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Council Tax

Leeds City Council Tax Band F. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

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>

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 at various levels. For further information please refer to: <https://checker.ofcom.org.uk>

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



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



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

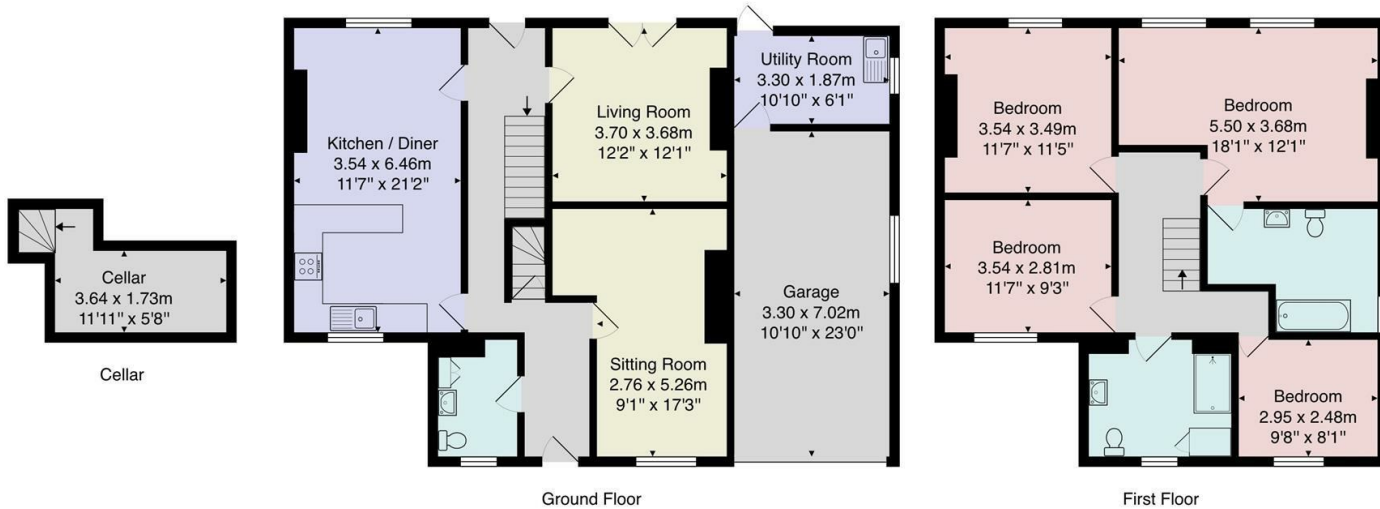
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please 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.



26 KIRKGATE, OTLEY, WEST YORKSHIRE, LS21 3HJ



Total Area: 189.8 m² ... 2043 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



T: Call us on 01943 889010

E: info@shanklandbarracough.co.uk

W: www.shanklandbarracough.co.uk

