







Otley Road, East Morton, BD20 5UH

Asking Price £325,000

- SUBSTANTIAL SEMI-DETACHED HOME
- FLAGGED SEATING AREAS TO FRONT & REAR
- ARRANGED OVER FOUR FLOORS
- RECENTLY RENOVATED & MODERNISED
- IDEAL HOME FOR LARGER FAMILIES OR MULTI-GENERATIONAL LIVING
- FOUR WELL-PROPORTIONED BEDROOMS
- PARKING SPACE AVAILABLE
- PRINCIPAL BEDROOM WITH EN-SUITE
- BOASTS CHARM, QUALITY & CHARACTER THROUGHOUT
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION

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A HOME STEEPED IN HISTORY, BEAUTIFULLY REIMAGINED FOR MODERN LIVING! A rare and exciting opportunity has arisen to acquire this substantial four-bedroom, stone-built, semi-detached home, formerly the village Post Office. Deceptively spacious and thoughtfully modernised throughout, this exceptional property offers versatile accommodation arranged over four impressive floors, combining character features with contemporary living.

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Council Tax Band: E







PROPERTY DETAILS

A HOME STEEPED IN HISTORY, BEAUTIFULLY REIMAGINED FOR MODERN LIVING! Once the heart of village life as the former Post Office, this truly distinctive four-bedroom stone-built semi-detached residence has been beautifully transformed into an exceptional family home, effortlessly blending its rich heritage with stylish contemporary living. Deceptively spacious and thoughtfully renovated throughout, the property unfolds across four impressive floors, revealing an abundance of versatile living space, characterful features and beautifully appointed interiors.

A welcoming entrance leads into a beautifully proportioned sitting room, where impressive ceiling heights and twin front-facing windows create a wonderful sense of light and space. Attractive wood-effect flooring, the comfort of underfloor heating and a striking inglenook fireplace combine to create a room that feels both elegant and inviting. Whether unwinding beside the fire on a winter's evening or enjoying time with family, this is a space with genuine warmth and character.
An inner hallway, complete with an enclosed staircase, leads through to a second generously sized reception room. Enjoying pleasant outlooks and offering excellent flexibility, this additional living space could serve as a formal lounge, cosy family snug or an inviting room for entertaining guests. From here, stairs lead down to the lower ground floor, where an entirely different dimension of this remarkable home awaits.

Beautifully designed with modern living in mind, the lower ground floor is undoubtedly one of the property's most impressive features. At its heart sits a stunning contemporary breakfast kitchen, where exposed ceiling beams introduce a wonderful sense of character alongside sleek cabinetry, integrated appliances and stylish wood-effect flooring. A central island provides the perfect gathering point for morning coffees, relaxed family breakfasts or evenings spent entertaining, while direct access to a private rear seating area creates a lovely connection between indoor and outdoor living. Adding to the property's exceptional versatility is a second living and dining kitchen, offering an abundance of possibilities. Whether accommodating extended family, creating more independent living space for different generations or simply enjoying the luxury of additional cooking, dining and entertaining areas, this thoughtful layout is a real asset. A practical storage room completes this level, while underfloor heating throughout ensures comfort in every season.

Ascending to the first floor, two generously proportioned double bedrooms provide comfortable and inviting accommodation, both enjoying pleasant outlooks. One bedroom retains a charming original fireplace, a lovely reminder of the building's heritage that adds further personality to the space. Serving this floor is a beautifully appointed contemporary four-piece family bathroom, combining style and practicality.

The second floor offers a wonderful sense of privacy, with a spacious principal bedroom suite tucked beneath characterful feature ceilings. Two Velux windows allow natural light to pour in, creating a bright yet restful retreat, while a private en-suite shower room adds an extra touch of everyday luxury.
A further generous double bedroom completes this level, also enjoying attractive feature ceilings and Velux windows. Perfectly suited as a guest bedroom, children's room or dedicated home office, it offers yet another example of the flexibility this exceptional property provides.

Outside, the property continues to offer both charm and practicality. A pleasant flagged seating area to the front provides a lovely spot to enjoy the village atmosphere, while a more secluded seating area to the rear offers a private space for morning coffee, summer dining or simply relaxing outdoors. The property also benefits from an allocated parking space for one vehicle.

Set within a charming and highly sought-after village, this home enjoys all the appeal of traditional village living, with a welcoming community and a range of everyday amenities close at hand. Highly regarded schools, a local shop, a traditional village pub and regular bus services add to the convenience of this delightful setting. For those commuting further afield, rail connections at nearby Crossflatts are just a five-minute drive away, offering excellent accessibility whilst retaining the peaceful appeal of village life.

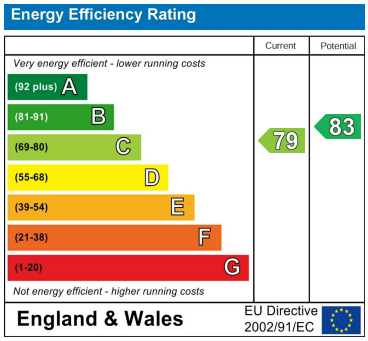


Viewings

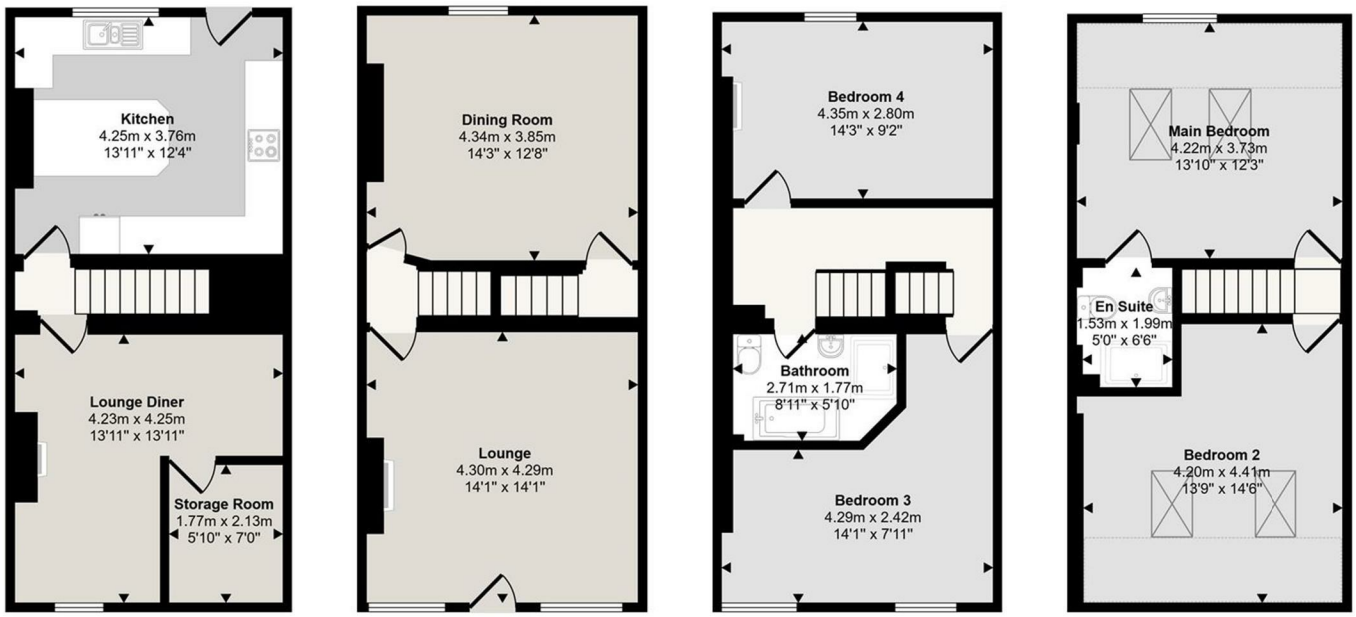
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

C



Approx Gross Internal Area
158 sq m / 1706 sq ft



Lower Ground Floor
Approx 39 sq m / 421 sq ft

Ground Floor
Approx 40 sq m / 433 sq ft

First Floor
Approx 40 sq m / 428 sq ft

Second Floor
Approx 39 sq m / 423 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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