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East Chevin Road, Otley, LS21

£1,250,000

Danefield House is an impressive four-bedroom detached residence, occupying a particularly attractive position on the rural outskirts of Otley, on the Chevin. Set within mature woodland and enjoying far-reaching views in the winter, this exceptional family home combines privacy, character and beautifully appointed accommodation. Believed to date from the 1920s, the property has been extensively modernised and thoughtfully extended over recent years, creating a substantial and highly desirable home finished to an exacting standard. Particular highlights include an outstanding principal suite, four generous reception rooms and a superb level of craftmanship throughout, with attractive oak detailing, feature beams and oak balustrades.

The accommodation is arranged over three floors, including a versatile attic room, and offers excellent flexibility for modern family living. The ground floor features a beautifully fitted kitchen, an impressive family room, and three further reception spaces for entertaining and relaxing. There is also a useful utility room, a downstairs WC and an integral double garage. The kitchen and family room benefits from underfloor heating and there are two wood burning stoves. To the first floor, there are four bedrooms, including the master bedroom and three bathrooms.

Externally, the property is approached through electric gates via a private stone-set driveway, providing extensive off road parking and access to the integral double garage. The grounds feature landscaped gardens, mature trees and lawns, together with a substantial west facing flagged terrace.

Despite its secluded feel, Otley town centre is only a short drive away. The surrounding area is particularly well regarded for its schooling, including a choice of primary schools and the highly regarded Prince Henry Grammar School. Leeds and Bradford are both easily accessible, while Menston station provides links across the region and Leeds Bradford Airport is located at Yeadon.

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KEY FEATURES

- SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME
- RURAL SETTING NEXT TO OPEN FIELDS AND WOODLANDS
- FOUR DOUBLE BEDROOMS & FOUR RECEPTION ROOMS
- THREE BATHROOMS & A DOWNSTAIRS WC
- STUNNING ENTRANCE HALLWAY
- KITCHEN & UTILITY ROOM
- DOUBLE GARAGE & AMPLE OFF STREET PARKING
- MATURE LANDSCAPED GARDENS
- VERSATILE LIVING SPACE OVER 3000sq ft
- EPC RATING D









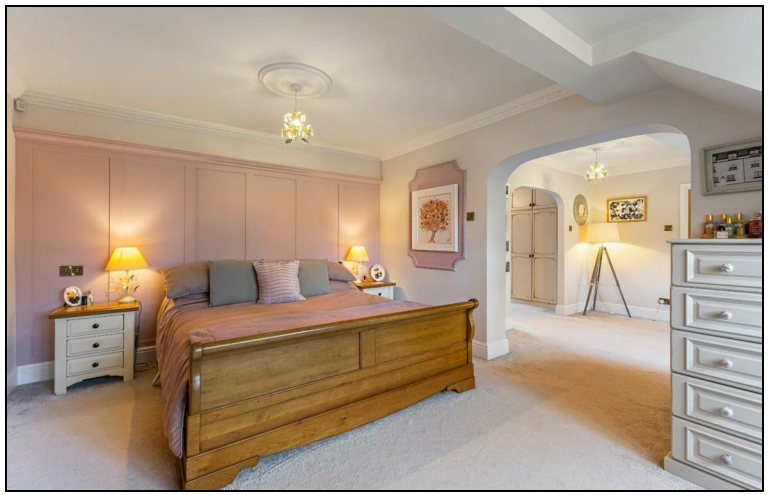

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DIRECTIONS
From our Hunters Otley offices on Kirkgate, proceed around the corner onto Bondgate. Follow the road turning right onto East Chevin Road and continue up the hill for roughly three quarters of a mile and the property will be seen immediately after the the car park for the Chevin on the right hand side.

AGENTS NOTES
Tenure: Freehold

Council Tax Band F, Leeds City Council

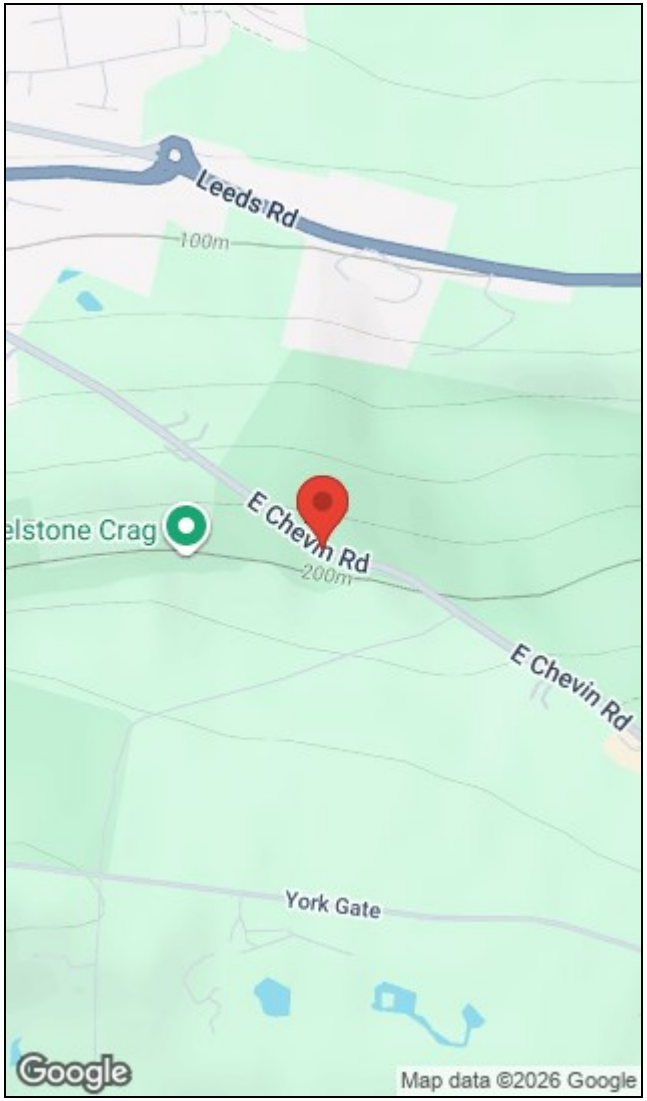
ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

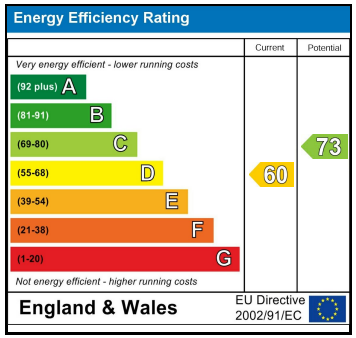
ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117213





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