



# HIGH MEDE QUARRY FARM ROAD, POOL IN WHARFEDALE LS21 3BT

**Asking price £495,000**

## FEATURES

- Stunning Views Over Fields To Both The Front And Rear Elevations
- Offering 4 Double Bedrooms, One With An En-Suite And Two Further Bathrooms
- A Well Appointed Kitchen With A Built in Oven & Hob Together With A Small Utility Room
- Neat Lawned Gardens To The Front And Together With Paved Patio Areas
- Much Improved And Extended Semi Detached Dormer Bungalow
- 2 Spacious Reception Rooms Offering Lovely Views From Both Rooms
- Ample Parking To The Block Paved Driveway And The Larger Than Average Detached Garage
- EPC Rating D / Tenure Freehold / Council Tax Band C



**SHANKLAND  
BARRACLOUGH**  
ESTATE AGENTS

# 4 Bedroom Semi Detached With Stunning Open Views

Situated in a small cluster of attractive period homes, this bungalow is perfectly positioned on the edge of open countryside. The location is a haven for nature lovers, with fantastic walking routes and access to The Chevin just a stone's throw away.

Nestled on the picturesque Quarry Farm Road in Pool In Wharfedale, this beautifully extended semi-detached bungalow offers a perfect blend of comfort and stunning natural beauty. Spanning an impressive 1,605 square feet, the property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms that are designed to maximise the breathtaking views that surround the property. The thoughtful extension completed in 2013 has created a harmonious living space that flows effortlessly, allowing you to enjoy the serene landscape from the comfort of your home.

The exterior of the property is equally appealing, featuring neat gardens to both the front and rear, providing a lovely outdoor space for relaxation or entertaining. The long driveway offers ample parking, complemented by a larger than average garage, ensuring convenience for you and your guests.

In summary, this property is not just a home; it is a lifestyle choice, offering a tranquil retreat with stunning views and easy access to the great outdoors. If you are seeking a charming residence in a desirable location, this bungalow is certainly worth considering.

To arrange your viewing of this fine home, please contact Shankland Barraclough Estate Agents in Otley.

## The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Hallway

With French doors to the front elevation, the hallway has a central heating radiator and the staircase to the first floor.

### Sitting Room 17'1" x 10'7" (5.21m x 3.23m)

Having a wood burning stove inset to the chimney breast, two central heating radiators and a lovely bay window to the front elevation with open countryside views.

### Dining Room 17'5" x 10'6" (5.31m x 3.20m)

Having two central heating radiators, a window and French doors that open to the lovely rear garden and looks over the adjoining field.

### Kitchen 11'4" x 7'9" (3.45m x 2.36m)

Offering a good number of fitted wall and base units having worksurfaces over, a sink unit inset and tiled

splash backs surrounding. The kitchen includes a built in electric oven and grill, together with a gas hob with an extractor hood over. Central heating radiator, windows to the side and front elevations with countryside views.

### Utility Room

Having plumbing for a washer, a fitted kitchen unit and the central heating boiler.

### Bedroom 1. 15'8" x 10'11" max (4.78m x 3.33m max)

Fitted wardrobes with sliding doors, a central heating radiator and a window to the rear looking over the gardens and the field beyond.

### Bedroom 1. En Suite

Fitted with a three piece suite that includes a walk in shower, a wash hand basin and a low level w.c. Complemented by tiled walls and flooring. Central heating radiator.

### Bedroom 3. 14' x 9'8" (4.27m x 2.95m)

Fitted wardrobes, a central heating radiator and a bay window to the front elevation affording lovely views over the countryside.

### Bathroom WC

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. Complemented by fully tiled walls and flooring, a central heated towel rail and a window to the rear.

### First Floor Landing

Having a large walk in storage cupboard.

### Bedroom 2. 15' x 11'11" (4.57m x 3.63m)

A lovely bedroom that has a feature glazed wall with windows and French doors to a Juliet Balcony that offers beautiful views over the adjoining field. Additional Velux styled window to the pitched ceiling and a central heating radiator. Eaves storage cupboards.

### Bedroom 4. 14' x 9'10" (4.27m x 3.00m)

Dormer window to the front elevation with lovely countryside views and a central heating radiator.

### Bathroom WC

Spacious bathroom 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 w.c. Complemented by tiled walls, a dormer window to the front with beautiful countryside views and a central heating radiator.

### Outside

The property stands in a lovely garden plot with views over the adjoining countryside. To the front is a neat lawn with a shrubbed border surrounding, and a neat flagged patio area with railings enclosing and enjoying a southerly aspect over the countryside opposite. A neat block paved driveway leads from the front, past the side and onto a detached garage (20'9" x 13'7") providing excellent parking and storage to the property. The rear garden is laid to lawn, with a stone wall that adjoins the adjoining field.



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## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Private Driveway & A Detached Garage

## Council Tax Leeds

Leeds City Council Tax Band C. 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.

## Internet and Mobile Coverage

Independently checked information via Ofcom shows that Superfast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage is available at varying levels 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>

## 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.



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### **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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# Quarry Farm Road, Otley, LS21

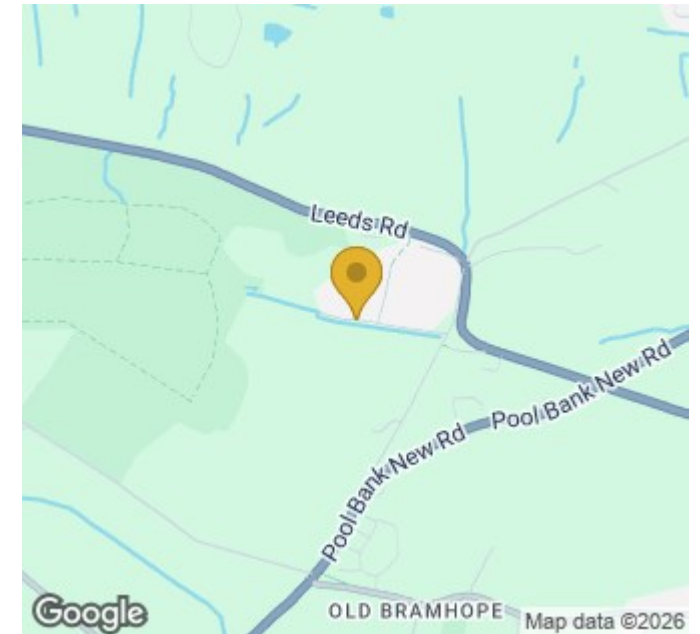
Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft  
 Garage = 26.1 sq m / 281 sq ft  
 Total = 175.2 sq m / 1886 sq ft



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) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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](mailto:info@shanklandbarracough.co.uk)**  
**W: [www.shanklandbarracough.co.uk](http://www.shanklandbarracough.co.uk)**

