





KEPSTORN HOUSE ARTHINGTON LANE

OTLEY, LS21 1JZ

£825,000

FREEHOLD

Some houses are simply somewhere to live; others become part of the story of a village. This remarkable residence undoubtedly belongs to the latter category. Dating back to 1874, Kepstorn House was originally known as Swiss Villas and has been part of Pool-in-Wharfedale's history for more than 150 years.

MONROE

SELLERS OF THE FINEST HOMES

KEPSTORN HOUSE ARTHINGTON

• Distinctive honey-toned brick façade • Beautifully established and mature grounds • Characterful interiors with period detailing • Five generously proportioned bedrooms • Three versatile reception rooms • Multiple character fireplaces • Distinctive architectural features • Long private driveway • Established gardens leading down to a beck • Separate rear courtyard garden





A house of considerable architectural presence and individuality, Kepstorn House makes an unforgettable first impression. Its beautiful honey-toned brick façade, elegant stone detailing and wonderfully articulated roofline combine to create a building of genuine distinction. Three prominent pitched gables and an elegant arrangement of large stunning windows give the exterior a striking architectural rhythm, while the central entrance porch provides a fitting introduction to the home beyond.

Set within just under half an acre of established grounds, the property is approached via a long driveway which draws you away from the main road and towards the house, creating a wonderful sense of arrival. Mature trees and established planting surround the grounds, giving a feeling of privacy and seclusion that is increasingly difficult to find.

Step inside and the individuality continues. The entrance porch opens into a central hallway, where the generous proportions, high ceilings and traditional decorative finishes immediately set the tone for the accommodation beyond. From here, the charming principal reception rooms unfold, each offering its own atmosphere and purpose, with a wonderful balance between formal entertaining and more relaxed everyday living.

To the left, the sitting room is a particularly inviting space, beautifully proportioned and enjoying a dual-aspect arrangement which allows natural light to enter from two elevations. windows frame picturesque leafy garden views, bringing the changing seasons into the room, while decorative coving, an ornate ceiling rose and traditional detailing lend an elegant period finish. At its heart, an attractive fireplace with an ornate wooden surround provides a natural focal point, adding warmth and a sense of heritage to this delightful reception room.

Continuing through the ground floor, the charming dining room offers an equally appealing setting, with generous proportions that lend themselves perfectly to family gatherings and more formal occasions. The room enjoys a wonderful sense of character, with its traditional fireplace and large windows enhancing the overall atmosphere. It is easy to imagine this being the setting for long lunches, celebratory dinners and evenings spent entertaining.

The living room is particularly impressive in scale, measuring over 25 feet in length and providing a magnificent space in which to relax and entertain. While the traditional fireplace creates an attractive centrepiece and reinforces the home's unmistakable period identity. Dual aspect windows allow an abundance of natural light, ensuring that despite its substantial dimensions, the room retains a wonderfully welcoming feel.

Towards the rear of the property, the kitchen/dining room introduces a distinctly country-inspired feel, providing a practical and sociable space for everyday living. A separate utility room sits conveniently alongside, while a ground-floor WC completes the accommodation on this level.

Ascending the staircase to the first floor, five bedrooms are arranged off the landing, each offering its own proportions and possibilities. Two are particularly generous, while the attractive window arrangements, including dual aspect windows, allow natural light to flow throughout the accommodation. A particularly special feature of this floor is the presence of fireplaces in four of the five bedrooms. Increasingly rare to find, these provide a wonderful reminder of the property's heritage and bring an unmistakable sense of period elegance.

The first floor is further complemented by a generously proportioned family bathroom, together with a separate shower room, both conveniently accessed from the landing.

Stepping outside, Kepstorn House enjoys grounds that are every

bit as appealing as the property itself. Approached via a long driveway, the house gradually comes into view as you make your way towards it, creating a wonderful sense of arrival. Set well back from the road, the property enjoys a tucked-away position, with mature surroundings providing a lovely feeling of privacy and seclusion.

The front garden offers an attractive introduction, with an established lawn framed by mature trees and greenery. Beyond, the grounds take on an altogether more natural feel, with the lawn extending down towards a beck. This particularly appealing feature brings a wonderful connection to the surrounding landscape, creating a peaceful setting and an idyllic backdrop to the house.

To the rear, a separate courtyard garden provides a more enclosed and intimate outdoor space, offering an alternative setting for outdoor seating, relaxing or entertaining during the warmer months.

Kepstorn House is a home with a story to tell. From its fascinating history and distinctive architecture to its generous accommodation, beautiful fireplaces, abundant natural light and established grounds, it offers something increasingly difficult to find: a substantial period home with genuine individuality, timeless appeal and a wonderful sense of place.

REASONS TO BUY

- Distinctive honey-toned brick façade
- Beautifully established and mature grounds
- Characterful interiors with period detailing
- Five generously proportioned bedrooms
- Three versatile reception rooms
- Multiple character fireplaces
- Distinctive architectural features
- Long private driveway
- Established gardens leading down to a beck
- Separate rear courtyard garden

ENVIRONS

Situated in the sought-after village of Pool-in-Wharfedale, Kepstorn House enjoys a particularly attractive position within this popular Wharfedale setting. The property is approached via a long driveway, with the house sitting well back from the main road, creating a wonderful sense of privacy, seclusion and arrival. Pool-in-Wharfedale offers a charming village atmosphere, with a selection of local amenities, traditional pubs, a village primary school and everyday conveniences, while the nearby market town of Otley provides a wider range of shops, cafés, restaurants and leisure facilities. The surrounding countryside offers beautiful walks and outdoor pursuits, with the River Wharfe and open Wharfedale landscapes close by. Excellent road connections also provide convenient access towards Leeds, Harrogate and the wider Yorkshire region, making this an appealing location for those seeking a balance of village living, countryside surroundings and accessibility.

SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.
Please note some images may contain CGI

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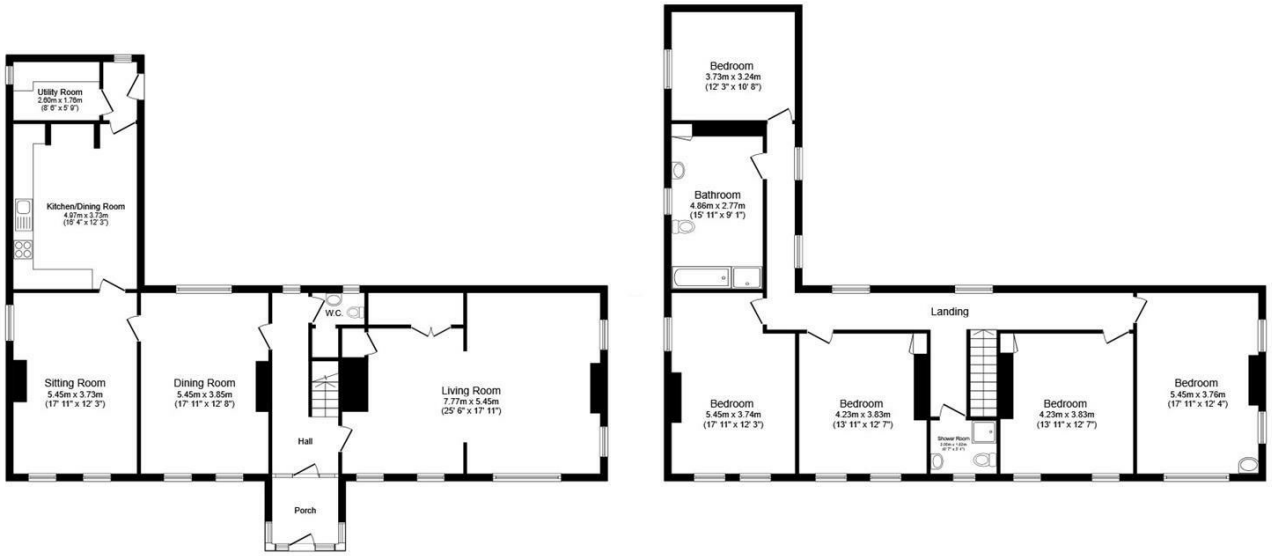
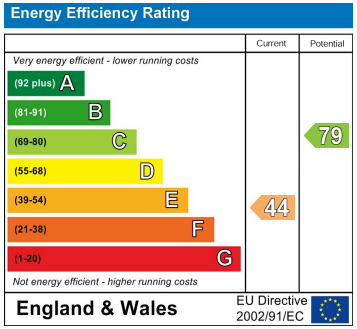


Ground Floor

First Floor





Total floor area: 253.8 sq.m. (2,732 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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/tenants are advised to recheck the measurements

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