

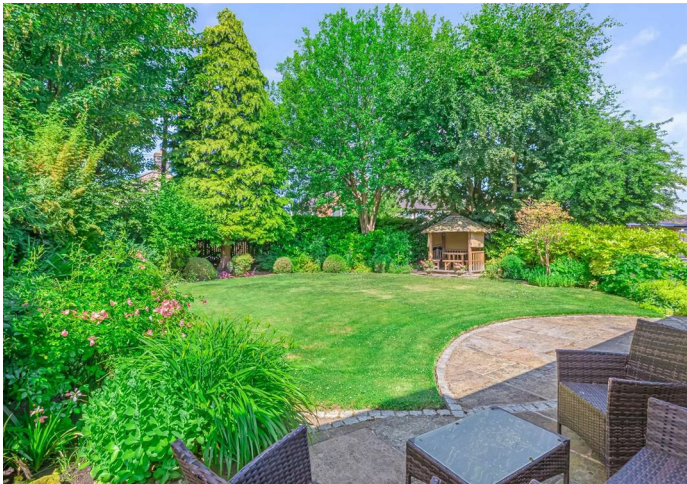


# 'BROOK COTTAGE' MILL LANE, POOL IN WHARFEDALE LS21 1LR

**Asking price £850,000**

## FEATURES

- Individual Five Bedroomed Georgian Detached Cottage
- Four Reception Rooms With Feature Fireplaces Including Open Fires & Wood Burning Stoves
- Fine House Bathroom With A Roll Top Bath And A Smart Fully Tiled Shower Room
- Lovely Central Location Close To The Villages Primary School, Beautiful Countryside Walks And Sports Facilities
- Walled And Enclosed Landscaped Gardens Of Around 0.25 Of An Acre
- Hand Built Dining Kitchen With A Range Style Cooker And A Valuable Utility Room Off
- Gated Driveway Providing Private Off Road Parking And A Single Garage
- Council Tax Band E / Tenure Freehold / EPC Rating D



# 5 Bedroom House - Detached located in Pool In Wharfedale

Nestled in the charming village of Pool In Wharfedale, this delightful Georgian detached cottage on Mill Lane offers a perfect blend of period elegance and modern family living. Spanning an impressive 2,290 square feet, this spacious home boasts four reception rooms, providing ample space for both relaxation and entertaining. With five well-proportioned bedrooms and two bathrooms, it is ideally suited for families seeking comfort and convenience.

Set within a generous plot of approximately 0.25 of an acre, the property features beautifully landscaped gardens that are both private and fully enclosed, creating a serene outdoor retreat. The gated driveway offers parking for several vehicles, complemented by a detached garage, ensuring that both residents and guests are well accommodated.

This charming home is conveniently located near the local primary school, making it an excellent choice for families with children. Additionally, the nearby sports and social clubs, including facilities for football, cricket, and tennis, provide ample opportunities for leisure and community engagement.

With its rich Georgian character and modern amenities, this property presents a unique opportunity to own a piece of history while enjoying the comforts of contemporary living. Whether you are looking for a family home or a tranquil retreat, this detached cottage is sure to impress.

To arrange your exclusive appointment, please contact Shankland Barraclough Estate Agents in Otley.

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

## **Entrance Hallway**

Via a glazed outer door, the hallway has oak flooring, a central heating radiator and the staircase to the first floor.

## **Downstairs WC**

Fitted with a low level wc and a wash hand basin. Central heating radiator and a window.

## **Family Room 17'2" max x 13'10 (5.23m max x 4.22m)**

A lovely reception room having a feature bay window with full length windows looking out over the gardens, focal exposed fireplace with an open fire inset, oak flooring and a central heating radiator.

## **Sitting Room 15'2" x 12'9" (4.62m x 3.89m)**

Focal exposed fireplace with a warming wood burning stove inset, oak flooring and a central heating radiator. Window to the garden with a further window and door to the conservatory.

## **Office or Playroom 15'2" x 9'6" (4.62m x 2.90m)**

This flexible room enjoys the continuation of the beautiful oak flooring, has an exposed fireplace with a wood burning stove inset. Central heating radiator and windows to the front and rear.

## **Conservatory 29'4" x 8'11" (8.94m x 2.72m)**

Having an insulated pitched roof, this is a great entertaining room with windows and French doors to the gardens. Tiled flooring.

## **Dining Kitchen 16'10" x 10'11" (5.13m x 3.33m)**

Well appointed with a good range of hand built kitchen units having quartz worksurfaces over and a sink unit inset. Stainless steel range cooker with an extractor hood over and an integrated dishwasher included. Tiled flooring, a central heating radiator, a window looking over the gardens and a stable door to the porch.

## **Utility Room 10'11" x 6'11" (3.33m x 2.11m)**

With fitted kitchen units having worksurfaces over and a sink unit inset. Space and plumbing for a washing machine. Window and a central heating radiator.

## **Porch**

The ideal area to kick off those muddy boots and wet coats, having windows and a door to the gardens.

## **First Floor Landing**

A long landing having windows looking over the gardens and a central heating radiator.

## **Bedroom 1. 13'11" x 12'5" (4.24m x 3.78m)**

Focal cast iron fireplace to the chimney breast, a central heating radiator and a window.

## **Bedroom 2. 12'7" x 12'5" (3.84m x 3.78m)**

Window and a central heating radiator.

## **Bedroom 3. 13'5" x 10'10" (4.09m x 3.30m)**

Central heating radiators and windows too two elevations.

## **Bedroom 4. 10'4" x 7'9" (3.15m x 2.36m)**

Window and a central heating radiator.

## **Bedroom 5. 9'8" x 7'9" (2.95m x 2.36m)**

Window and a central heating radiator.

## **House Bathroom**

A lovely relaxing bathroom having a free standing roll top bath with claw feet, a pedestal wash hand basin and a low level wc. Exposed and polished floorboards, a window and a traditional style radiator with a chrome heated towel rail attachment.

## **Shower Room & WC**

Complemented by fully tiled walls and flooring, fitted with a shower, modern style wc and a wall hung wash hand basin. Heated chrome towel rail and a window.



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## Outside

Another feature of this fine home is the excellent gardens on offer at Brook Cottage. Fully enclosed to all elevations the gardens offer a beautiful blend of neat shaped lawns to stocked mature borders offering a delightful range of shrubs, bushes and plants, as well as patio areas, decking and stone footpaths. Double gates lead to the private driveway and on to a detached garage (16'6" x 11'3" plus Store 11'3" x 7'3") providing good parking and excellent storage.

## Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Gated Private Driveway & Detached Garage

Located Within The Beautiful Pool In Wharfedale Conservation Area.

## Council Tax

Leeds City Council Tax Band E. 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 Ultrafast Broadband up to 80 Mbps download speed is available to this property. Mobile Phone coverage is available 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



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### **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.





Total Area: 237.2 m<sup>2</sup> ... 2554 ft<sup>2</sup>

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.



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