



WOODNOOK HOUSE



A CONTEMPORARY HOME WITH A REMARKABLE LEGACY

The original foundations of Woodnook House stood for almost a century, before a bold and thoughtful transformation 10 years ago produced this contemporary forever home you see today. Across three storeys, you'll find five double bedrooms, an incredible open-plan living space complete with panoramic countryside views and a balcony overlooking your acres of land, plus versatile entertainment rooms that are perfect for a growing family. The exteriors were designed to create an impact, and an architectural triumph has been achieved that will have a lasting legacy on the landscape, thanks to the beautiful symmetry and panoramic windows reaching up to the vaulted roof. Aside from the aesthetics, energy efficiency was at the forefront of the renovation and luxurious touches from the underfloor heating to the high-spec appliances and materials will ensure the finish of the property stands the test of time. Within the sprawling gardens, you'll find equestrian stables, ample off-street parking beyond the sweeping driveway and a double garage with a first floor one bedroom annex. Situated between the desirable locations of Harrogate and Leeds – and just a short stroll into charming Otley – Woodnook House offers more than just a home. It is a lifestyle choice.



AN UNFORGETTABLE ARRIVAL

Follow the winding driveway to the house sitting upon approximately four acres of private land, this is the perfect opportunity to admire the plot and surrounding views that come with a home of such stature. Your eyes will be drawn to the impressive double-fronted exterior with its pitched roof and central peaked picture windows marking the entrance hall.





A stunning reception room awaits beyond the bespoke front door which bears its namesake in the light through the frosted glass. Ultimate wow factor is achieved from the amount of light flooding through the ground floor, from the open mezzanine landing and the panoramic windows ahead. Charcoal slate floor tiles with underfloor heating flows seamlessly throughout the living areas and sleek oak woodwork sets the tone of minimalistic luxury.

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PERFECT PANORAMIC VIEWS

The vast main living area and social hub is a masterclass in open-plan living, with dedicated kitchen, dining and lounge zones accumulating in one impressive space. Floor to ceiling windows and sliding doors offer wall-to-wall field views, opening out to a turfed balcony featuring a sunken hot tub to enjoy al fresco dining and evenings of relaxation. The modern kitchen is set around a large central island with a corner seating area, topped with Corian worktops which hosts one of two sinks and an induction hob within the work surface. Glossy handleless cabinetry promoting minimal clean lines continues along two sides, featuring built-in double ovens and a large wine cooler.

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Low-level lighting marks the perfect central spot for a dining table large enough to host the whole family, and in the summer months with the doors open, this becomes the ultimate party space for special gatherings. After dinner, retreat to relax on the sofa in the lounge area and put your feet up for a movie or simply wind down with the peaceful landscape in front of you.



FLEXIBLE FAMILY SPACES

Two equally sized versatile rooms sit either side of the hallway at the front of the property, currently used as the office and snug. The office features large dual-aspect windows providing an inviting working atmosphere, bold navy decor and soft carpet underfoot – with a floor space large enough for multiple desks and storage solutions. The snug offers a cosier hideaway for lounging separately from the main open-plan family hub, featuring a chic wooden panelled wall with hidden storage space concealed behind it.



Completing the ground floor is a modern W/C complete with a slick concealed cistern and fun animal print wall-mounted wash basin. Opposite here you'll notice a second central staircase which leads you down to the lower ground floor where the family entertainment rooms continue to delight.



CLASSIC CONVENIENCE ON EVERY LEVEL

Directly below the kitchen is a polished utility room complete with a laundry shoot, washing appliances and an overhead drying rack for ultimate efficiency. The rear access door leads directly out to a gravelled courtyard with a washing line to complete the functionality. Next door is the cinema room – a popular den for the ultimate family night in to snuggle up on the lounging sofas with a bucket of popcorn. The slick dark decor comes complete with mood spotlighting, large projector screen and speaker system. A convenient W/C cloakroom also sits just opposite in the hallway. The entertainment continues in the family games room which has doubled up as a gym and in a past guise as a playroom – a totally versatile spot to design around your family’s needs. Currently home to the pool table and sports equipment, complete with patio doors leading out to the rear garden and those enviable field views. Tucked away in the corner is a large storage cupboard, plus a luxurious treat for the grown-ups. After your work out, complete your leisure time and relaxation in the dreamy wooden sauna.



A LIFE OF LUXURY

The first room you'll explore beyond the impressive mezzanine landing is the master suite – fully taking advantage of the stunning pitched roof and vaulted ceilings with a full length picture window. Waking up to the beautiful rural landscape ahead of you for miles will never tire. The floorplan is completely unique – designed with a central en-suite which wouldn't be out of place in a five-star hotel. Fully tiled in charcoal slate from floor to ceiling to create a seamless wet room feel with an overhead shower and slick chrome fittings, modern W/C and wall-mounted wash basin. Through an adjoining door you'll find a large dressing room which also has its own access to the landing so it could be converted back to a fifth bedroom or nursery. Currently the room, with its unique sloped ceiling, is fitted with open pine wardrobes, shelving and drawers, plus a dressing table adjacent to the window for plenty of natural light.





CONTINUING THE CHARACTER

At the opposite side of the master suite is bedroom two – a large and whimsical double room with a lovely dormer window detail. Fitted mirrored wardrobes and a backlit dressing table fit neatly within the alcoves and the tall, pitched ceilings are what make all the bedrooms feel luxurious. Complete with an equally stunning fully tiled en-suite with overhead walk-in shower, W/C, vanity wash basin and heated chrome towel rail, plus a bonus mezzanine level overhead into the apex of the roof. The remaining bedrooms are situated at the front of the property. These are two generously sized doubles boasting similar architectural detailing and chic neutral decor as the rest of the rooms, ensuring no arguments over space or character. Bedroom three sits next to the family bathroom with direct internal access to double up as an en-suite or guest room and benefits from the same mezzanine level in the roof space.





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SPA-INSPIRED BATHROOM

Completing the first floor is the family bathroom which unsurprisingly is finished to a high standard. Mocha tone textured tiles wrap around the walk-in shower and large free-standing bathtub with floor mounted chrome tap taking centre stage. A minimalistic square wash basin, modern W/C, large mirror wall and matte black towel rail complete this wonderfully calming space.





AN EXCEPTIONAL SETTING

The exteriors of Woodnook House are arguably the jewel in the crown of this amazing family home. Sat upon generous private grounds, adjacent to Chevin Woods and rolling Yorkshire countryside views beyond the boundary – you comfortably have enough space and tranquillity to create a lifetime of happy memories. From the sweeping entrance you'll descend towards the property, passing the beautiful mature silver birch, ash and willow trees, by the children's treehouse that was built even before the house that stands today. On the ground floor level, you'll have already caught a glimpse of the balcony surrounded by a glass balustrade which is scattered with patio furniture and featuring the sunken hot tub for additional privacy. Round the corner from here is a sheltered pagoda which doubles up as a wood store with a pitched tiled roof creating an undercover seating area – also home to the BBQ and a regular hang out for parties when wrapped in fairy lights. The lower ground floor gravelled courtyard is wrapped with a wooden fence where the gate leads to the rest of the sloping lawns which trail as far as the eye can see – or as far as the children could sledge down them in the winter! Towards the lower part of the gardens and paddocks, the current owners have ponies grazing, which are housed in a series of stable on site.





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The adjacent detached double garage features an electric roller door and on the second floor you'll find further accommodation in the form of a one bedroomed annex. The current owners resided here while building the main house and now is rented as an Airbnb property. Beyond the dormer windows you'll find a double bedroom, separate shower room and a large open plan kitchen and living area – perfect for a guest suite as well as a business opportunity.





AREA TO EXPLORE

From the comfort of your own living space – among the incomparable views out to fields – you'll be able to spot Almscliffe Crag which features on the opening scene of Emmerdale, and Farnley Hall, believed to be the ancestral home of Guy Fawkes' family. More practically, the local market town of Otley offers an abundance of amenities that are less than a mile walk from your postcode. High street chains and supermarkets plus independent shops, cafes, bars and restaurants are readily available in the thriving community. The River Wharfe offers picturesque walking routes, taking you through 60 acres of Wharfemeadows parkland and Gallows Hill nature reserve which is rich with diverse wildlife. Families are well catered for, with a range of highly regarded primary schools in the catchment area, plus the outstanding Ofsted rated Prince Henry's grammar for secondary and sixth form. Road networks and public transport links provide easy access to Leeds city centre, with its thriving university community and buzzing urban lifestyle.

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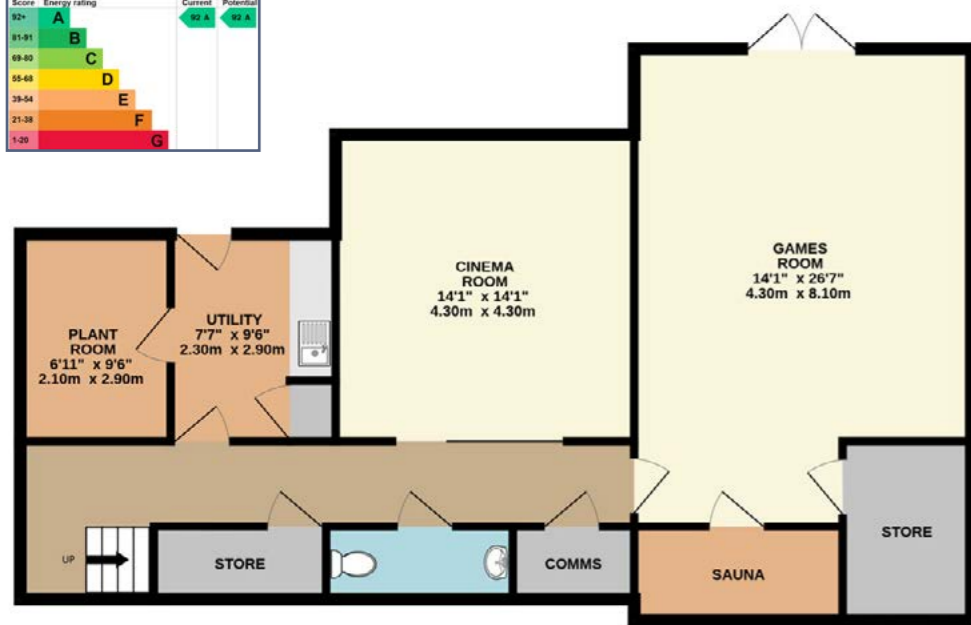


KEY FEATURES

- Striking Five Bedroom Residence Set Within Approximately Four Acres of Private Grounds
- Architecturally Designed Family Home Combining Contemporary Luxury with Exceptional Energy Efficiency
- Spectacular Open-Plan Living Kitchen and Dining Space with Panoramic Countryside Views and Separate Snug
- Versatile Lower Ground Floor Featuring Cinema Room, Utility and Games Room
- Luxurious Master Suite with Vaulted Picture Window and Stunning En-Suite
- Generous Double Bedrooms and Luxurious Four Piece Family Bathroom
- Expansive Gardens with Balcony Terrace and Sunken Hot Tub for Outdoor Entertaining
- Detached Double Garage with One Bedroom Self-Contained Annex Ideal for Airbnb
- Equestrian Facilities Including Private Paddocks and Stables within the Grounds
- Idyllic Rural Position near Otley with Exceptional Access to Harrogate and Leeds
- Freehold Property and Council Tax Band G



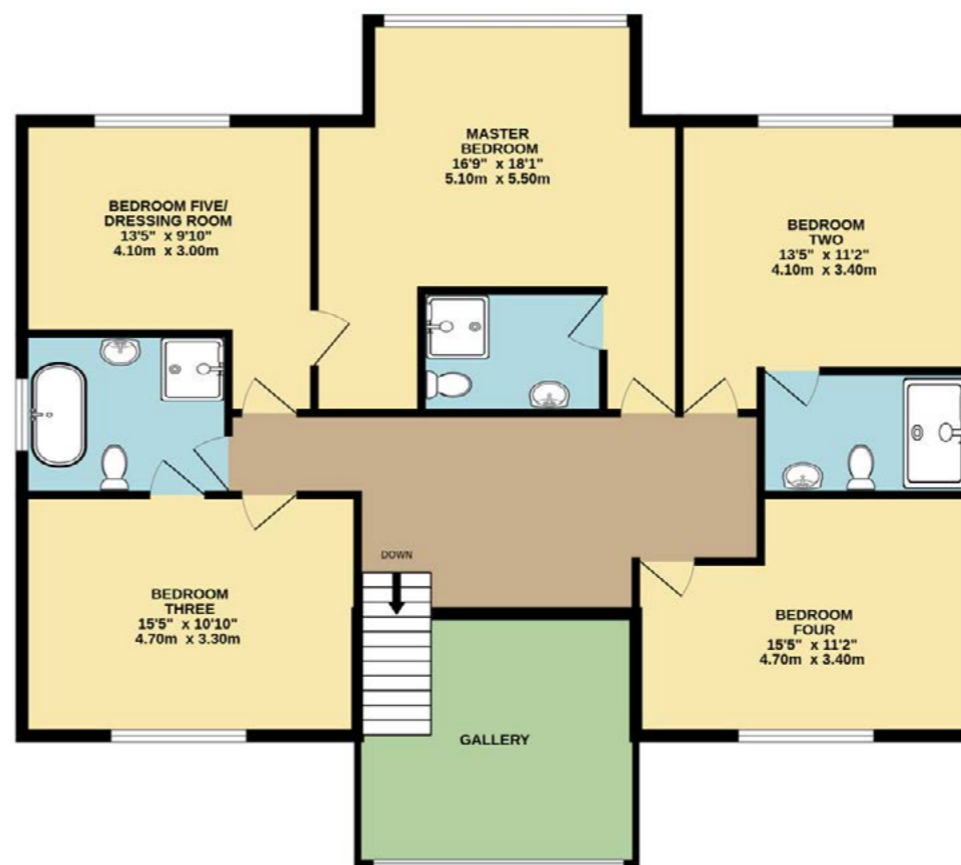
LOWER GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



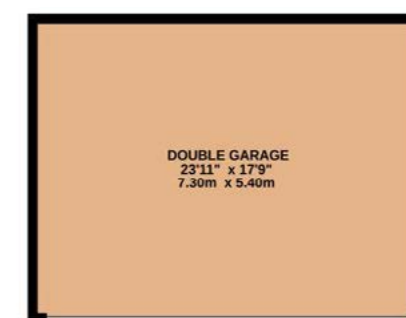
GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



DOUBLE GARAGE
(GROUND FLOOR)



ANNEX
(FIRST FLOOR)

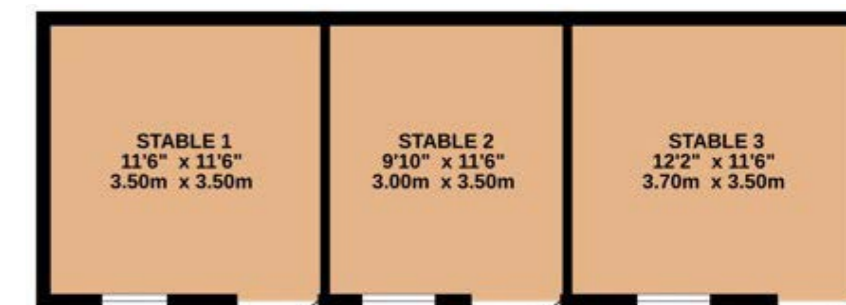


TOTAL FLOOR AREA : 3528 sq.ft. (327.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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STABLES



WOODNOOK HOUSE

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