

Westwinds, Stainburn Lane, Leathley, LS21 1LF

Key Features

- Four bedroom detached residence
- Approx. 3.5 acres of gardens & paddocks
- Elevated position with panoramic views
- Poggenpohl kitchen with Miele appliances
- Magnificent vaulted lounge with sun terrace
- Luxurious principal suite with marble en-suite
- Three further double bedrooms
- Lower ground floor with playroom and utility
- Sweeping driveway and two double garages
- Leathley village in the heart of Wharfedale







Occupying one of Wharfedale's most enviable elevated positions, this exceptional country home enjoys beautifully landscaped grounds extending to approximately 3.5 acres and uninterrupted panoramic views stretching across rolling countryside towards Otley Chevin.




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This exceptional four bedroom detached residence occupies a magnificent elevated position, commanding breathtaking far-reaching views across open countryside towards Otley Chevin. Set within approximately 3.5 acres of beautifully maintained formal gardens and adjoining paddocks, this outstanding home also benefits from two double garages, offering a rare combination of character, space and an idyllic rural setting.

A welcoming reception hall provides an elegant introduction to the property. At the heart of the home is a bespoke Poggenpohl kitchen, beautifully appointed with a comprehensive range of integrated Miele appliances and a substantial central island finished with a Calacatta marble worktop and walnut sliding shelving. Designed with both everyday family life and entertaining in mind, this exceptional space enjoys delightful views across the surrounding countryside.

Steps lead to a charming sitting room centred around a period fireplace, creating a warm and inviting atmosphere. An archway from the kitchen leads to a preparation kitchen, fitted with a Belfast sink, granite worktops and a central island, providing excellent additional workspace and storage. To the rear of the property is a cloakroom and guest W.C.

A doorway from the kitchen opens into an elegant dining room featuring an exposed stone wall, French limestone flooring and wonderful countryside views. Steps rise to a reading nook before leading through to the magnificent vaulted lounge. This impressive reception room is finished with parquet flooring and features three sets of French doors opening onto a beautifully flagged sun terrace, effortlessly blending the indoor and outdoor living spaces whilst framing the spectacular outlook.

The lower ground floor offers excellent versatility, incorporating a generous playroom, a well- equipped utility room and extensive under croft storage beneath the house, providing superb practical space.

To the first floor, an attractive galleried landing gives access to the bedrooms. The principal suite enjoys exceptional countryside views and is complemented by a luxurious marble en-suite bathroom featuring a bath, a generous double walk-in shower and premium Villeroy & Boch sanitaryware together with Axor and Hansgrohe fittings and underfloor heating. There are three further well-proportioned double bedrooms, a stylish family bathroom with a separate walk-in shower and underfloor heating, and an additional dual access shower room serving two of the bedrooms.

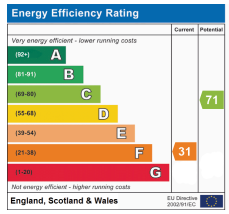
The property is approached via a substantial sweeping driveway providing extensive off-street parking and access to two double garages with electric doors, offering secure parking for up to four vehicles.

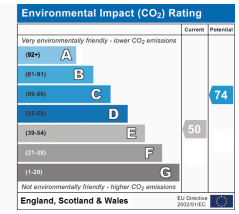
The beautifully landscaped formal gardens are predominantly laid to lawn and have been thoughtfully designed with a Mediterranean influence. A superb elevated sun terrace provides the perfect space from which to enjoy the outstanding panoramic views across Wharfedale towards Otley Chevin. Beyond the gardens, adjoining paddocks extend the grounds to approximately 3.5 acres and are enclosed by post and rail fencing, making them ideal for equestrian, smallholding or lifestyle use.

Leathley is one of Wharfedale's hidden gems, offering an idyllic rural setting amidst some of Yorkshire's most beautiful countryside. Rich in history and character, the village enjoys a peaceful atmosphere whilst remaining conveniently positioned for the market town of Otley, the spa town of Harrogate, the city of Leeds and Leeds Bradford Airport. Its attractive period properties, stunning scenery and strong sense of community make it one of the area's most desirable locations for those seeking country living without compromising on accessibility.

Services: We are advised that the property benefits from mains water, electricity, drainage and LPG central heating.

Please note: A public footpath crosses the lower section of one of the paddocks.

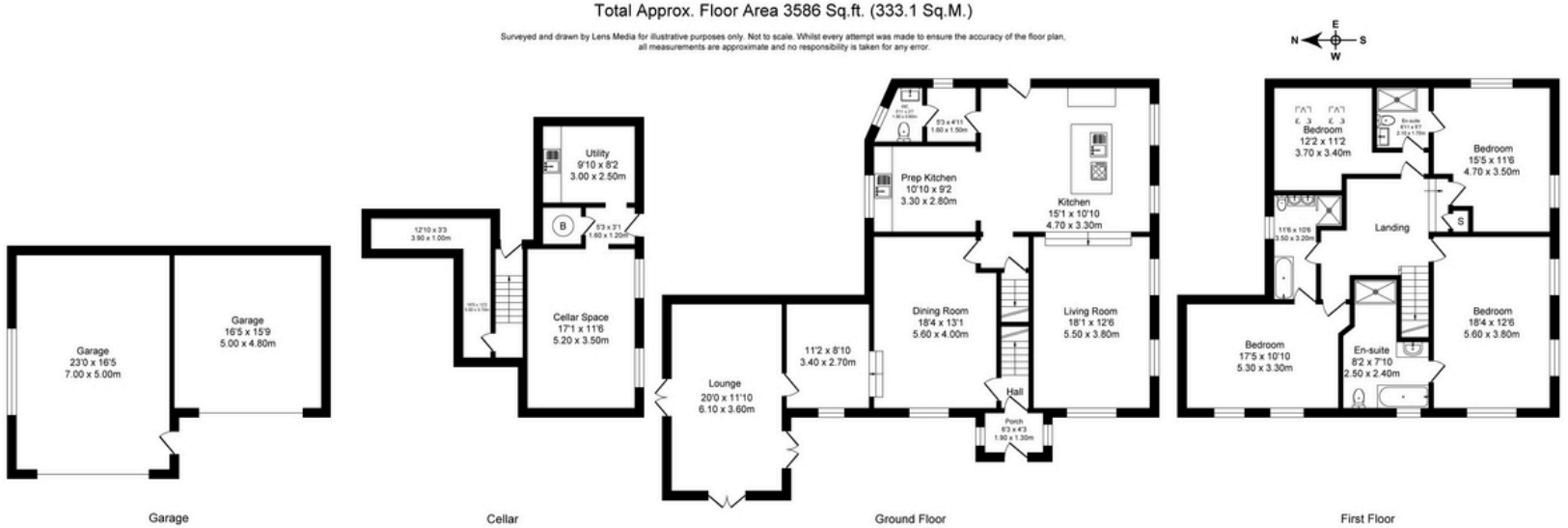




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Total Approx. Floor Area 3586 Sq.ft. (333.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 643 Sq.Ft (59.7 Sq.M.)

Cellar
Approx. Floor Area 447 Sq.Ft (41.5 Sq.M.)

Ground Floor
Approx. Floor Area 1380 Sq.Ft (128.2 Sq.M.)

First Floor
Approx. Floor Area 1116 Sq.Ft (103.7 Sq.M.)

Tenure Type: Freehold
Council Tax Band: H
Council Authority: North Yorkshire Council

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