Castley Hall West, Castley Lane, Castley Village,
North Yorkshire, LS21 2PY
£625,000

walkersmale

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Forming part of this IMAGINATIVE and VERY TASTEFUL CONVERSION within this DELIGHTFUL RURAL LOCATION and yet barely three quarters of a mile from the Harrogate/Bradford Road and part of AN EXCLUSIVE, LITTLE-KNOWN HAMLET, this UNIQUE IMPOSING STONE RESIDENCE. This HANDSOME and FINE FAMILY HOME (part of which is believed to date back to the 16th century) has GRADE II LISTED STATUS and MANY LOVELY PERIOD FEATURES including stone mullioned windows, exposed beams and internal pine doors, and there is an Inglenook fireplace with the ORIGINAL INTEGRATED BREAD OVENS - from where it is understood the bread was produced and sold from the premises to the nearby railway workers. The VERY IMPRESSIVE SIZE of the property is impossible to assess from the outside, and the EXTENSIVE ACCOMMODATION, which, is ARRANGED OVER FOUR FLOORS, is ideal for a larger growing family and includes THREE RECEPTION ROOMS, a "FARMHOUSE" STYLE BESPOKE FITTED KITCHEN, FIVE BEDROOMS, TWO BATHROOMS plus TWO SHOWER ROOMS. Our clients have successfully and sympathetically combined the lovely original features with modern day living requirements, to create A SUPERB HOME with IMMENSE CHARM and CHARACTER, and is in an idyllic setting - ENJOYING PANORAMIC RURAL VIEWS and providing an outstanding and rare opportunity for those seeking a property with a closeness to nature and the beauty of the adjacent countryside. The property is also ideally situated for comfortable daily commuting, by car, to Leeds and Bradford and also the former spa towns of Harrogate and Ilkley and there are useful rail links from Huby (only several minutes drive by car) to Leeds and Harrogate.

£625,000

DIRECTIONS: FROM OTLEY TOWN CENTRE (by the traffic lights) turn into Boroughgate continuing into Cross Green and on to the road to Pool. Continue forward until reaching the junction by the petrol station and turn left onto the A658 towards Harrogate. Proceed over the bridge across the River Wharfe when CASTLEY LANE IS THEN THE FIRST TURNING ON THE RIGHT and Castley Hall West is then approximately one and a half miles along on the right.

ALTERNATIVE APPROACH: FROM THE MAIN LEEDS/OTLEY ROAD (A660) by the traffic lights at the Dyneley Arms public house, turn down Pool Bank - away from the airport and continue for approximately one and a quarter miles to the bottom by the mini-roundabout opposite the White Hart public house. Turn left into Pool-in-Wharfedale village Main Street and proceed to the far end taking the A658 Harrogate Road out of the village. Proceed over the bridge, across the River Wharfe, when Castley Lane is then the first turning on the right and Castley Hall West is approximately one and a half miles along on the right.

ACCOMMODATION: The property, which, has OIL FIRED CENTRAL HEATING, offers GENEROUS, WELL PROPORTIONED FAMILY ACCOMMODATION and SEVERAL OF THE ROOMS HAVE WINDOWS TO TWO ELEVATIONS - AFFORDING EXCELLENT NATURAL LIGHT and DIFFERENT ASPECTS, and this VERY WELL PRESENTED HOME briefly comprises:

GROUND FLOOR

AN EXTERNAL FLIGHT OF SEMI-CIRCULAR SHAPED STONE STEPS Immediately creating interest on arrival, lead to the...

WIDE ORIGINAL STUDDED ENTRANCE DOOR Providing access to the...

RECEPTION HALL (Virtually a small room in itself!) with multi-fuel burning stove on stone hearth and space to display an item or two of furniture, central heating radiator and lovely exposed pine doors to the rooms, enhancing the charm and character on entering and which is sustained throughout this superb period residence.

DRAWING ROOM OF IMPRESSIVE SIZE Which is A VERY ELEGANT, WELL LIT ROOM by virtue of THREE WINDOWS including two matching sash windows, to the front elevation and each with a central heating radiator beneath and overlooking the very pleasant garden and also very well screened from the country lane. There is a third central heating radiator beneath the stone mullioned side window - enjoying a westerly facing aspect, cornice to the main part of the high ceiling, enhancing the elegance and style and pine fire surround with over mantel and exposed stone interior with dog grate for open fire on stone hearth with canopy above and a most attractive feature and very much the focal point of the room.

SEPARATE FORMAL DINING ROOM Which is also a VERY

WELL LIT ROOM with WINDOWS TO TWO WALLS affording excellent natural light and different aspects - one of which is a delightful outlook over part of the rear garden and towards another property's garden, immediately beyond and established trees in the distance. Two central heating radiators.

"FARMHOUSE" STYLE BESPOKE FITTED LIVING-DINING KITCHEN With feature limestone tiled floor and WELL PLANNED and TASTEFULLY FITTED (by Clarity Arts) with a range of base units which have wide black granite working surfaces providing an attractive contrast with both the light coloured units and the light floor tiles. White one and a half bowl ceramic inset sink with chrome dual flow tap beneath

the tall sash window - from where there is THE BENEFIT and PLEASURE OF A LOVELY OUTLOOK TO PART OF THE REAR GARDEN, and wall mounted china/display cabinet, adding interest to the room, with three drawers fitted beneath. Recessed, almost floor to ceiling unit with wide and deep drawers plus a deep storage cupboard and shallow shelved storage cupboards above to maximise the storage space. BRITANNIA range cooker comprising six ring ceramic hob and twin electric, fan assisted ovens beneath and concealed fan/filter and lights above and practical ceramic splash tiling with countryside scene inset. There are matching curve shaped corner units either side of the cooker with twin spice jar storage racks concealed from view above. Concealed lighting above the working surfaces, integrated SIEMENS automatic dishwasher and concealed waste bin, central heating radiator and original rear outer door.

PINE SPINDLED BALUSTRADED STAIRCASE With display plinth and bookcase ledge, on either side, provides access from the reception hall down to the...

LOWER GROUND FLOOR

HALLWAY With central heating radiator and cloaks hanging rail.

SITTING ROOM/RELAXATION ROOM/MUSIC ROOM OR FAMILY GAMES ROOM (For table tennis/pool table, etc) and with feature original heavy character central beam plus further beams to the ceiling. There is a feature four sectional stone mullioned window incorporating window seat and central heating radiator beneath. INGLENOOK FIREPLACE with ORIGINAL INTEGRATED BREAD OVENS and feature original wide stone arch shaped aperture above...it is understood that bread was baked and sold from here to the railway workers. There is a side outer door which provides SEPARATE ACCESS to/from the property and a recessed boiler store place housing the BOULTER central heating boiler approached via twin pine doors.

CONCEALED LAUNDRY CUPBOARD With a one and a half bowl white inset sink, single side drainer and dual flow tap and storage shelf above, plumbing for automatic washing machine and approached via twin bi-folding doors. Opposite there is a low level storage cupboard with double power point.

GUEST CLOAKROOM/SHOWER ROOM With coloured fittings comprising low suite WC and pedestal wash basin with ceramic splash tiling. TILED SHOWER CUBICLE with Mira EXCEL shower unit and glass door, extractor fan and central heating radiator.

The lower ground floor, described above, offers EXCELLENT POTENTIAL FOR TEENAGERS WITHIN THE FAMILY TO HAVE THEIR OWN PRIVATE SPACE or even GUESTS, and as there is separate access from outside, this ensures they could come and go independently without any disruption to the rest of the house!

PINE SPINDLED, BALUSTRADED, TURNED STAIRCASE With a central heating radiator and low-level drinks storage cabinet on the half landing, provides access from the ground floor reception hall to the...

FIRST FLOOR

LANDING OF INTERESTING AND UNUSUAL SHAPE With wide airing cupboard housing the hot water cylinder and with slatted linen airing shelf and useful storage cupboard for suitcases, etc.

THE IMPRESSIVE MASTER SUITE COMPRISES;....

BEDROOM 1 With WINDOWS TO TWO WALLS providing EXCELLENT NATURAL LIGHT and DIFFERENT ASPECTS and each with a central heating radiator beneath. From the main front sash window, there is A SUPERB, PANORAMIC RURAL VIEW encompassing Almscliffe Crag in the distance. Stone mullioned window to the side elevation - enjoying a westerly facing aspect.

EN-SUITE BATHROOM OF GOOD SIZE With "free standing" period style bath with "ball and claw" feet, chrome dual flow tap plus hand held shower, pedestal wash basin and corner low suite WC. Appropriate tiling to half wall height adjacent to the bath and the wash hand basin, central heating radiator and an extractor fan.

BEDROOM 2 With MATCHING STONE MULLIONED WINDOWS TO TWO WALLS and from the rear window there is THE BENEFIT and PLEASURE OF A DELIGHTFUL OUTLOOK OVER THE GARDEN BELOW, and a central heating radiator beneath each window. Wall mounted pine display/bookcase unit.

BEDROOM 3 Which has a tall stone mullioned window with wide display sill and delightful outlook over another property's garden beyond the rear garden, and towards established trees.

FAMILY BATHROOM With white suite comprising panelled metal bath with chrome dual flow tap and hand held shower and the bath is approached via a step-up and with tiled surround beneath the rear sash window. The suite also includes a pedestal wash basin with ceramic splash tiling and low suite WC. Central heating radiator.

HOME OFFICE With very deep recessed wardrobe approached via tall twin pine doors and with useful cupboard space above. Sash window to the front elevation with central heating radiator beneath and a beautiful open outlook over countryside plus a view towards Almscliffe Crag in the distance. An open plan pine spindled balustraded staircase leads to the...

SECOND FLOOR

RECEPTION LANDING/STUDY AREA With roof light, central heating radiator and deep pine storage drawers with open shelved unit above. Individual fireplace which originated from Kipping House in Thornton (formerly the home of the Bronte sisters' godparents) now for decorative purposes only but nevertheless an interesting feature!

BEDROOM 4 Which is a "studio" style room with skylight style window plus an interesting oval shaped window with exposed stone sill and narrow pine window seat. Eyeball halogen spotlights to the ceiling, on dimmer switch, for added effect and a central heating radiator.

BEDROOM 5 Also in a "studio" style with skylight style window and an interesting oval shaped window with stone sill - matching the one in bedroom 4 and with pine window seat. Central heating radiator, exposed beams and deep recessed single wardrobe and built-in dressing table.

SECOND SHOWER ROOM With tiled floor and white fittings comprising pedestal wash basin with silver coloured ceramic splash tiling and low suite WC. SHOWER CUBICLE with ceramic tiling to two walls and Mira event unit and sliding folding glass door.

OUTSIDE

FRONT: There is a neat shaped mainly lawn garden with flower bed and shrubbery borders and some established trees at the front FORMING AN ATTRACTIVE SCREEN FROM THE COUNTRY LANE. A farmhouse style five-bar gate leads to a...

GRAVEL DRIVEWAY With shrubbery to one side, and providing EXCELLENT CAR STANDING/TURNING SPACE and leading to a....

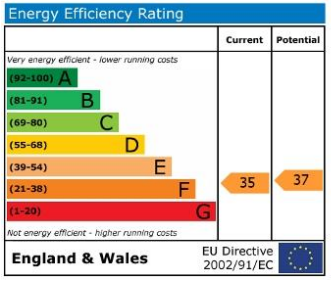
TWO CAR, SIDE BY SIDE (FOR SMALLER CARS) GARAGE With twin up and over doors, electric light and double power point.

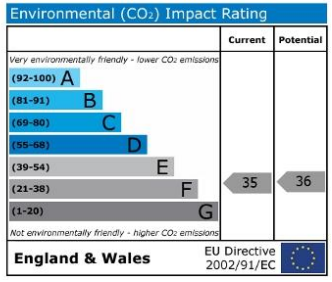
REAR: THE DELIGHTFUL, SOUTHERLY FACING REAR GARDEN further enhances this lovely family home and comprises; Yorkshire stone flagged patio for garden relaxation furniture and also for tubs of shrubs and plant displays and beyond which is a neat shaped lawn and well stocked beds with an interesting variety of mature plants and shrubbery and a gravelled footpath leading to another lawned area with adjacent ornamental garden pond which has a water feature and this is inset in a further Yorkshire stone patio and barbecue area. Beech hedge to the border.

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

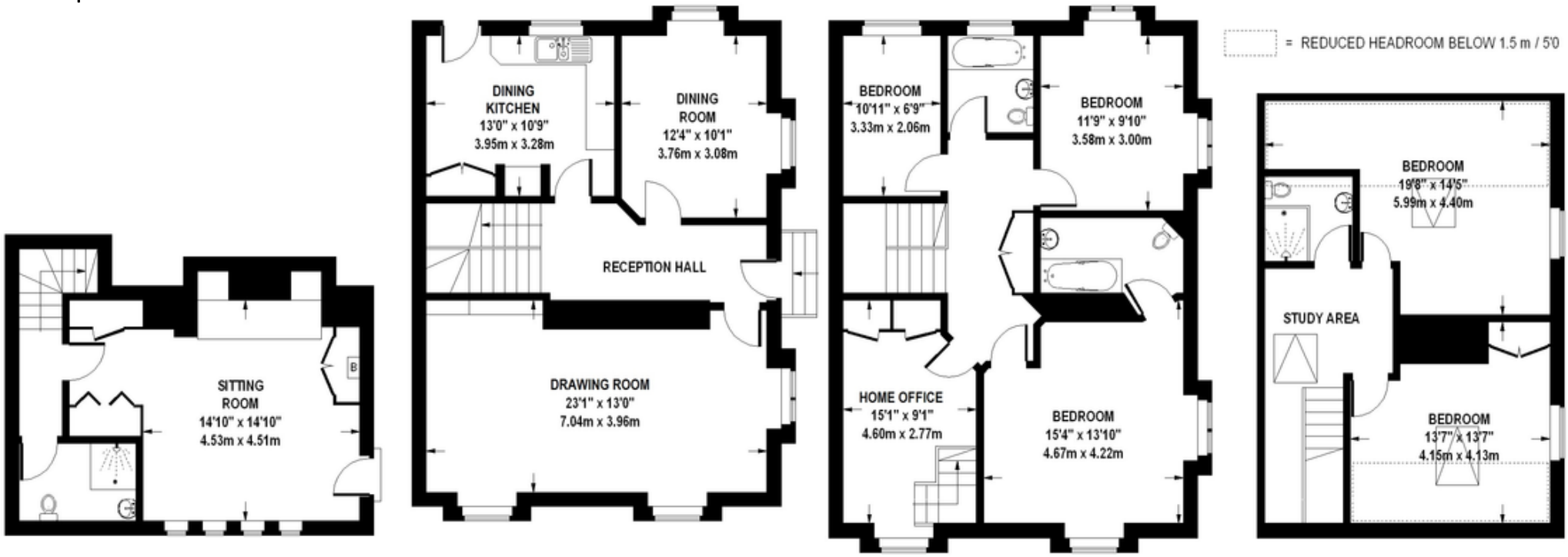
** We understand a small area of the upper floor of this property represents A FLYING FREEHOLD ELEMENT and further details of which our clients will be pleased to discuss at the time of the viewing.

VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's Bramhope Village office, telephone 0113-2843048.





Floorplan



CASTLEY HALL WEST

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID:258112)

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