



The Old Vicarage

Arthington Lane, Pool in Wharfedale

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial and refined period residence with beautiful gardens and modern sustainability in a sought-after village

This impressive detached period property occupies a prominent position within a charming and established residential setting, offering a wonderful combination of character, space, and modern efficiency. Constructed in attractive natural stone, the property showcases classic architectural features complemented by tasteful contemporary enhancements.



3 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



INTEGRATED GARAGES



PRIVATE GARDENS



FREEHOLD



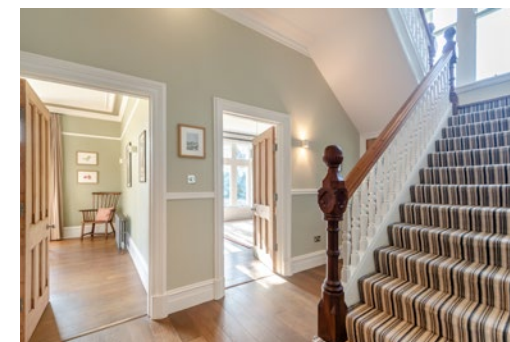
VILLAGE



**TOTAL
5,005 SQ FT
(465 SQ M)**



**OFFERS OVER
£1,350,000**



The property

The Old Vicarage's high ceilings, tall sash windows that flood each room with natural light, and original fireplaces combine timeless character with thoughtfully designed modern additions.

The welcoming entrance hall features engineered wood flooring that runs throughout the majority of the ground floor. There are three main, well-proportioned and versatile reception rooms, each of which is comfortable and well-presented. They include the sitting room/ office to the front. This room would serve superbly as a home office with its brick-lined open fireplace and shelving either side or as additional sitting room in which to relax. A family room which has tall west-facing windows and a fireplace fitted with a log burner, is also ideal as a dining room for more formal occasions or entertaining. To the rear is the generous drawing room that has been thoughtfully designed to balance comfort with style. The room enjoys south westerly-facing aspects with pleasant views over the surrounding gardens, creating a welcoming atmosphere throughout the day.

The heart of the home is the superb 27ft open-plan kitchen and dining area. The space is beautifully proportioned and enhanced by high ceilings with decorative cornicing, creating a wonderful sense of volume and light. The bespoke Harvey Jones fitted kitchen features a large central island with breakfast bar seating, providing the perfect place for informal dining, food preparation, and socialising. The cabinetry is complemented by warm wooden worktops, a range cooker and integrated appliances. The adjacent fitted walk-in pantry provides further space for home storage and appliances with a concealed staircase leading down to the cellar ideally suited for use as a wine cellar, perfect for those looking to store and display a growing collection.

The dining area sits comfortably alongside the kitchen, offering ample space for a large table—ideal for both family meals and entertaining guests. Bi-fold doors open directly onto the garden terrace, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.



A turned staircase leads from the reception hall to the first floor, where there are five well-presented double bedrooms. These include the impressive, luxury principal suite with a walk-in dressing room and an en suite bathroom with a freestanding bathtub and an additional adjoining en suite shower room. One further bedroom has an en suite shower room, while the first floor also has access to a generous family bathroom with contemporary fittings, including a freestanding bathtub and a walk-in shower.

Stairs continue to the second floor perfect as a guest suite, with a sizable double bedroom and a shower room with a large, semi-open shower unit.

Outside

The property is approached via a paved driveway, which leads to the house and provides plenty of parking space, as well as access to the two integrated garages. The traditional stone façade of the property is softened by mature climbing plants, creating a welcoming and ageless appearance. A notable feature of the property is the expansive landscaped gardens, which wrap around the house and provides an exceptional outdoor environment. Bounded by attractive stone walls and mature trees, the setting feels both private and established with carefully designed manicured lawns, mature planting, and defined garden beds. The grounds offer both visual appeal and practical space for relaxation and entertaining. A paved terrace adjacent to the house provides the perfect setting for outdoor dining, while the surrounding planting creates a sense of privacy and tranquillity.

The property also benefits from solar panels discreetly positioned on the roof, contributing to improved energy efficiency while maintaining the character of the building.



Distances

- Bramhope 2.0 miles
- Otley 3.0 miles
- Guiseley 5.3 miles
- Harrogate 8.5 miles
- Leeds city centre 9.5 miles
- Bradford 11 miles

Key Locations

- The Chevin Forest Park
- Otley Courthouse
- Otley Waitrose
- Harewood House
- Cow and Calf Rocks
- Bettys Tearoom Ilkley
- King's Hall and Winter Garden
- Ilkley Manor House
- Saltaire Village

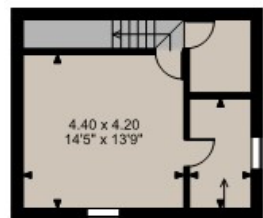
Nearby Schools

- Allerton High School
- Richmond House School
- Froebelian School
- Gateways
- The Grammar School at Leeds
- Moorlands
- Prince Henry's Grammar School
- Bramley Park Academy
- The Farnley Academy

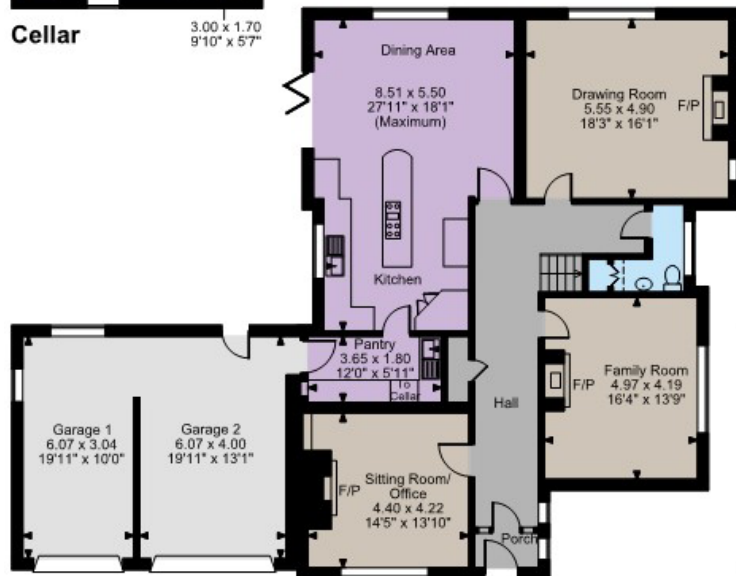
Nearby Stations

- Weeton
- Menston

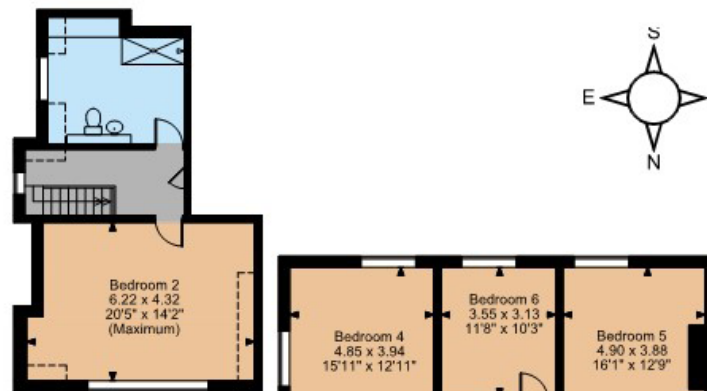




Cellar
3.00 x 1.70
9'10" x 5'7"



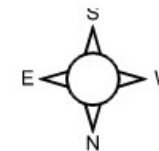
Ground Floor



Second Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Location

The property is located in the sought-after village of Pool in Wharfedale, nine miles north of Leeds city centre and surrounded by beautiful rolling west Yorkshire countryside. The village has a local pub, post office and shop, a primary school and a village hall, while further local amenities can be found in the village of Bramhope and the town of Otley, which has high street shops, supermarkets and various leisure facilities. Secondary schooling is available in Otley, with a wider choice in Leeds, including several independents, such as Gateways School and The Grammar School At Leeds. The vibrant city of Leeds also provides a wealth of excellent shops, leisure and cultural facilities, large supermarkets, as well as a world-class university. The area is well connected by road, with A-roads leading to Leeds city centre and the A1(M) approximately 11 miles away. The A61 also provides easy access north to the historic spa town of Harrogate.

Floorplans

Total internal area 5,005 sq ft (465 sq m)
For identification purposes only.

Directions

LS21 1JZ - what3words: ///exclusive.tree.provoking

General

Local Authority: Leeds City Council

Services: Mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

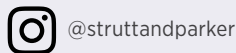
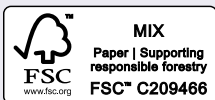
EPC Rating: C

Harrogate

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