



Poppy Cottage, Castley Lane, Castley, Otley

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Poppy Cottage

6 Castley Hall Barns

Castley Lane, Castley

Otley LS21 2PY

A delightful 3/4 bedroom stone period property full of character, situated in a courtyard location in the idyllic hamlet of Castley, ideally located between Otley and Harrogate

Weeton Station 1.4 miles (Harrogate 14 minutes, Leeds 24 minutes), Otley Town 4.6 miles, Pannal Station 4.9 miles (York 49 minutes), Leeds/Bradford Airport 5.4 miles, Harrogate 7.2 miles, Ilkley 12.3 miles, Leeds 13.2 miles

Garden room | Sitting room | Study/Bedroom 4
Dining hall | Kitchen | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Double garage | Garden
EPC rating G

The property

Poppy Cottage forms part of an exclusive development and offers four comfortable reception rooms. The charming character features include timber beams and exposed stone work.

The main reception room is the dual aspect sitting room, which has a fireplace with a woodburning stove and views of the private garden. There is also a conservatory-style garden room with Yorkshire flag flooring and log burner, a study, which could offer a useful downstairs bedroom with adjacent shower room and a dining hall with wooden flooring and French doors opening onto the garden. The kitchen is fitted with wooden units to base and wall level and includes a stainless steel range cooker, Miele washing machine, Zanussi Dryer, Prestige fridge freezer and built in dishwasher.

There are three bedrooms on the first floor, including the well-proportioned principal bedroom, which has built-in storage and an en suite shower room. Also on the first floor is the family bathroom.

Outside

The property is set back from the cul-de-sac road and offers a splendid private garden, which is mostly south facing to the front with a fence and dry-stone wall boundary. At the front there is an area of lawn together with well-stocked, colourful border beds and various established shrubs. At the side there is an area of paved terracing for al fresco dining, while at the rear there is a further gravel seating area with raised border beds. The property offers private driveway parking and includes a shed, and detached double garage.

Location

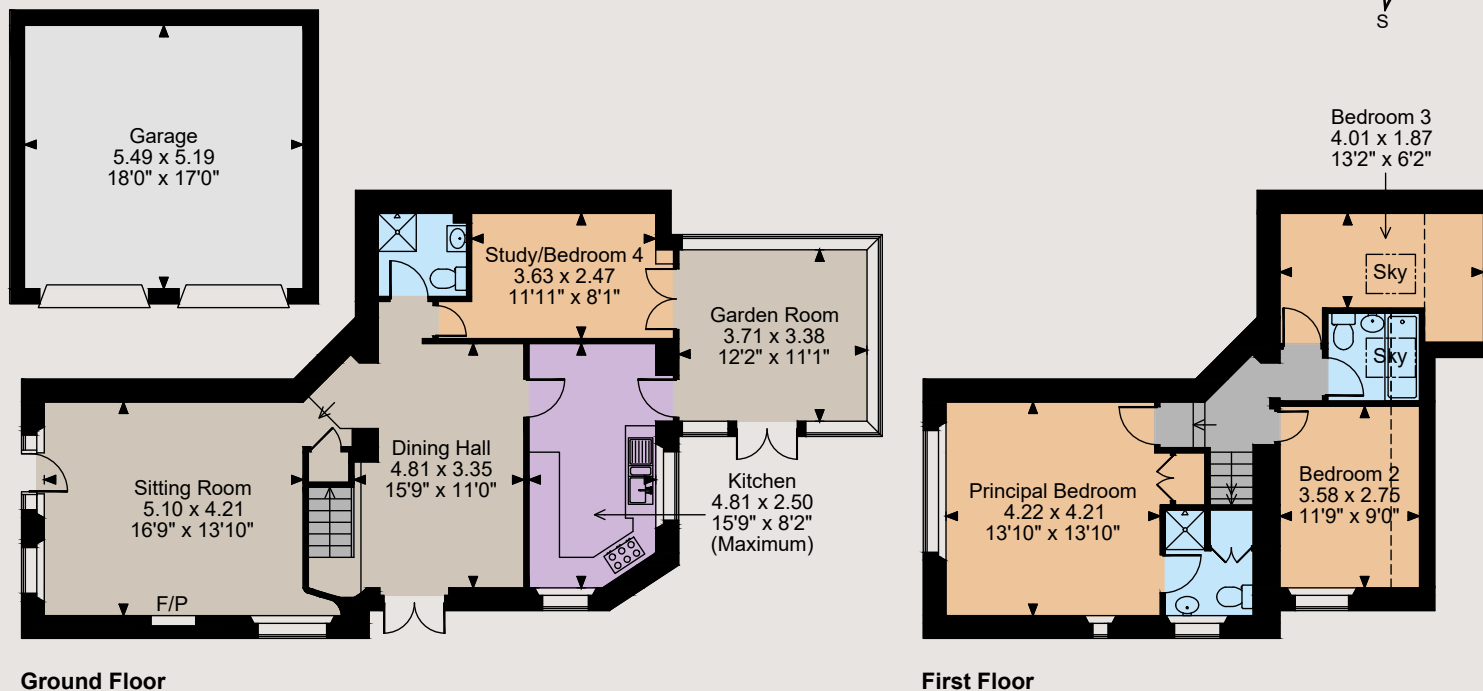
Located in the hamlet of Castley, the property enjoys easy access to the market town of Otley and Ilkley offering extensive amenities from supermarkets, such as Waitrose and Sainsbury's, and recreational facilities. The fashionable spa town of Harrogate is only 7 miles away and offers further leisure facilities, restaurants and cinema. The property also benefits from excellent transport links with easy access to the national motorway network and therefore larger cities like Leeds, Bradford and York. The nearby Leeds/Bradford Airport enables travel to many local and international destinations. The nearby village of Weeton, and the positioning of the Arthington Viaduct in Castley, provides regular trains to Leeds, Harrogate and York.

A range of schools within 5 miles of the property are on offer, with the majority rated Outstanding by Ofsted, such as Bramhope Primary School less than two miles from the property and Prince Henry's Grammar School at Otley.





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House internal area 1382 sq ft (128 sq m)
Garage internal area 307 sq ft (28 sq m)
Total 1689 sq ft (157 sq m)



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

From Harrogate, take the A61/Leeds Road away from the town centre and continue to follow the A61 for 3 miles, before taking the third exit at the roundabout onto the A658/Harrogate Road. After 3 miles, turn left onto Castley Lane and after 0.8 miles, turn left onto Castley Hall Barns. Directly in front of you are three cottages, Poppy Cottage is the last cottage on the left.

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water and drainage, LPG central heating
Council Tax: Band F
Tenure: Freehold
Guide Price: £729,000

Harrogate

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