

Castley Hall East

Castley Lane, Castley, Otley



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine period home with heritage rich accommodation that forms part of an historic Grade II listed hall

A beautifully presented, characterful stone residence set within a picturesque village location with far-reaching panoramic views. This splendid home combines traditional architecture with practical modern living, offering generous proportions throughout and a warm, inviting atmosphere.



**3/4
RECEPTION
ROOMS**



**3/4
BEDROOMS**



3 BATHROOMS



**GARAGE &
WORKSHOP**



**FRONT
& REAR
GARDENS**



FREEHOLD



VILLAGE



**2,105 SQ FT
(196 SQ M)**



**GUIDE PRICE
£795,000**



The property

Castley Hall East is a distinguished Grade II listed property that is arranged across three levels and retains numerous period features including vaulted ceilings, exposed gritstone walls and timber beams. Dating from the early 18th century, the property features historic architectural character alongside an elegant, understated finish, blending both traditional and contemporary styling.

The ground floor features an elegantly presented sitting room, rich in heritage and designed for both comfort and style. Built-in shelving provides practical storage and display space, and a charming fireplace with inset stove, creates a warm and inviting focal point. The adjacent dining room comfortably accommodates a family table and is a highlight of the home with exposed trusses, oak flooring and historic exposed stone detailing. This leads into a bespoke kitchen, also rich in features such as a vaulted ceiling and exposed stone walling and window framing that further enhances the room's period appeal. The space is centred around a generous oak island unit,

providing both additional workspace and an ideal setting for informal dining or entertaining. Bespoke oak cabinetry is complemented by sleek worktops and a striking stainless-steel splashback, paired with a Wolf range-style cooker and integrated appliances, offering both style and practicality. A stable door provides direct access to the south facing garden terrace. Completing the ground floor is a study or fourth bedroom, this versatile space is perfectly suited for a range of uses with extensive custom built-in cabinetry and media storage, as well as a useful utility room and a contemporary guest cloakroom with a shower and WC.

The first floor provides three well-appointed bedrooms. The principal bedroom offers expansive countryside views out towards Almscliffe Crag, a fitted window seat and wardrobes, a corner fireplace and an en suite bathroom. Two further bedrooms offer south-facing views across the rear gardens and are served by a family bathroom fitted with a bathtub with a shower attachment.



The interior is finished to a high standard throughout, featuring sash windows and neutral decor that emphasizes the natural stone and timber elements.

The attic space offers excellent potential for conversion to create additional bedrooms, subject to the necessary consents. The lower ground floor is dedicated to practical spaces, comprising a large integral garage with electric doors to the front with heating and electrics and a separate workshop or storeroom with a fitted units and sink.

Outside

The gardens at Castley Hall East are beautifully landscaped to both the front and rear, and benefit from beautiful views at the front across the surrounding countryside. At the front, five-bar wooden gates open to a gravel driveway, which provides parking and affords access to the lower ground floor garage and workshop. The front gardens have a formal box-hedge parterre with a central stone fountain, as well as various shrubs and established hedgerows. At the rear there is paved and gravel terracing, which is ideal for outdoor dining and entertaining, benefitting

from a sunny south-facing aspect and bordered by box hedging. There is also an area of lawn bordered by various shrubs, trees and hedging. The gardens at the rear enjoy a sense of peace and privacy, while at the front the property enjoys panoramic views across open fields and the surrounding valley.

Location

The property occupies an elevated position in the small rural village of Castley, close to the scenic Arthington Viaduct and popular local walks including the Castley and North Rigton Circular, ideal for hiking and cycling. The nearby village of Pool in Wharfedale provides day-to-day amenities, with more extensive shopping, leisure and cultural facilities available in the historic market town of Otley, the spa town of Harrogate, and the city centres of Leeds and Bradford.

Communications are excellent: the A658 provides direct access to the A1(M) and wider motorway network, Weeton railway station (1.4 miles) offers regular services to Leeds, Harrogate and other regional centres, and Leeds Bradford Airport provides a range of domestic and international flights.



Distances

- Pool in Wharfedale 2.0 miles
- Otley 4,7 miles
- Leeds Bradford Airport 5.6 miles
- Harrogate 7.4 miles
- Leeds 12.5 miles
- Bradford 12.9 miles

Key Locations

- The Chevin Forest Park
- Otley Museum
- Otley Courthouse
- Harewood House
- Cow and Calf Rocks
- White Wells Spa Cottage
- Ilkley Manor House
- Saltaire Village

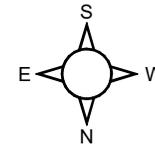
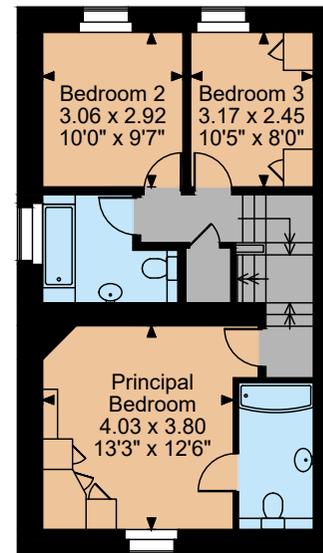
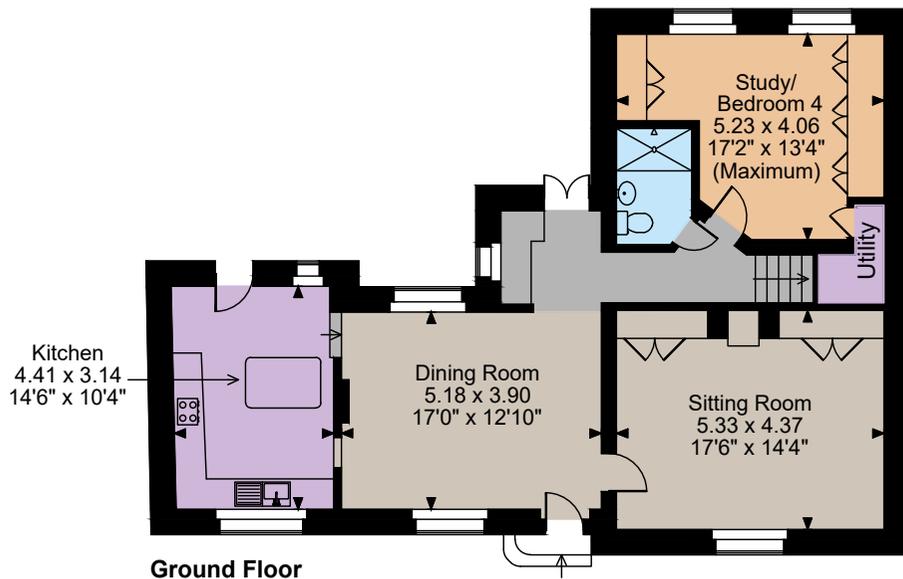
Nearby Schools

- Gateways School
- Richmond House School
- Westville House Preparatory School
- The Froebelian School
- Woodhouse Grove School
- The Grammar School at Leeds
- Queen Mary's School
- Ashfield Harrogate
- The Duchy College

Nearby Stations

- Weeton





Floorplans

Main House internal area 1,572 sq ft (146 sq m)
 Garage internal area 533 sq ft (50 sq m)
 Total internal area 2,105 sq ft (196 sq m)
 For identification purposes only.

Directions

LS21 2PY

what3words: ///soonest.copper.loft

General

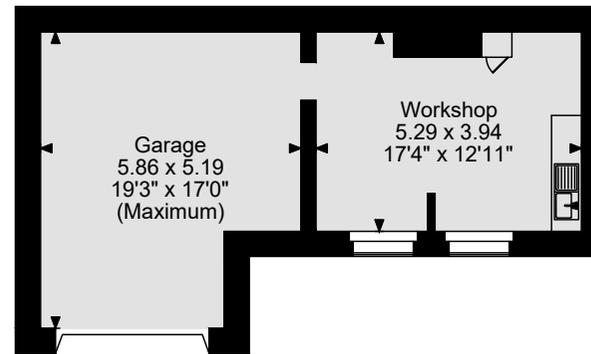
Local Authority: North Yorkshire County Council

Services: Mains electric, water and drainage. Oil fired central heating.

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

Council Tax: Band G

EPC Rating: F



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