



The Old Chapel

Church Lane, Stainburn, Otley

A charming detached three-bedroom property dating back to 1836 in a rural position on the fringes of a quaint village

An attractive double-fronted stone-built period family home, sensitively combining modern amenities and neutral décor with period features including sash glazing and some exposed beams to provide an elegant and practical living and entertaining environment.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARAGE



EASILY MAINTAINED GARDEN



FREEHOLD



RURAL



**1,484 SQ FT
(138 SQ M)**



**GUIDE PRICE
£450,000**



The property

The Old Chapel is a handsome stone-built detached family home offering almost 1,300 sq ft of light-filled flexible accommodation arranged over two floors. Surprisingly unlisted, the property is configured to provide a flexible living and entertaining space maximising the stunning surrounding views and with potential for use as either a full-time residential property, a holiday home or holiday let, given its low-maintenance interior and exterior.

As is common in properties of this period, the front door opens from the front garden directly into the accommodation. The ground floor briefly comprising a spacious 23 ft dual aspect sitting room with feature fireplace and wood burning stove together with a generous dual aspect dining room with storage and a useful downstairs cloakroom. Opening off the dining room, the well-proportioned kitchen has a range of

wooden wall and base units in a traditional style, complementary work surfaces and modern integrated appliances.

Stairs rise from the dining room to a generous first-floor landing with fitted storage, providing access to the principal bedroom, a spacious front-aspect room with fitted storage. There are two further bedrooms, one also enjoying a front aspect and benefiting from fitted storage. A large and well-appointed family, Jack and Jill bathroom completes the first-floor accommodation.

Designed with ease of upkeep in mind, the outdoor areas are ideal for outdoor entertaining and al fresco dining, while also taking full advantage of the stunning far-reaching views over the surrounding countryside.



Location

Located near to the picturesque village of Stainburn which is surrounded by rolling hills, lush green fields and dense woodland, it is the perfect destination for those looking to escape to the countryside. With its many hiking and cycling routes in which to enjoy and experience the beauty of rural England. There is also the Norman Church of St Mary between the property and Stainburn village.

The nearby village of Leathley has a thriving community spirit, a church, village hall and farm shop with café. Located on the River Wharfe, the historic market town of Otley offers shopping, service and recreational facilities together with primary, secondary and grammar schooling. Harrogate, Ilkley and Leeds offer more comprehensive facilities.

Communications links are excellent: the A1(M) gives direct access to the north and south of the country and the motorway network, Weeton station (3.3 miles) offers regular services to regional centres including Leeds and York, with links to London.

Leeds Bradford Airport offers a wide range of domestic and international flights.

Outside

Set behind stone walling with a central pedestrian gate, the property is approached via a low maintenance paved front garden.

To the side, an unmade driveway provides access to the attached garage and leads to an additional gravelled terrace and seating area with small pond and planting, offering further space for relaxation or informal gatherings.

Designed with ease of upkeep in mind, the outdoor areas are ideal for outdoor entertaining and al fresco dining, while also taking full advantage of the stunning far-reaching views over the surrounding countryside.

Distances

- Stainburn 0.7 mile
- Leathley 2.0 miles
- Harrogate 6.1 miles
- Otley 6.5 miles
- Leeds Bradford Airport 8.2 miles
- Ilkley 12.6 miles
- Leeds 13.8 miles
- A1(M) (Jct 45) 13.4 miles
- M1 (Jct 46) 17.6 miles

Nearby Stations

- Menston
- Weeton

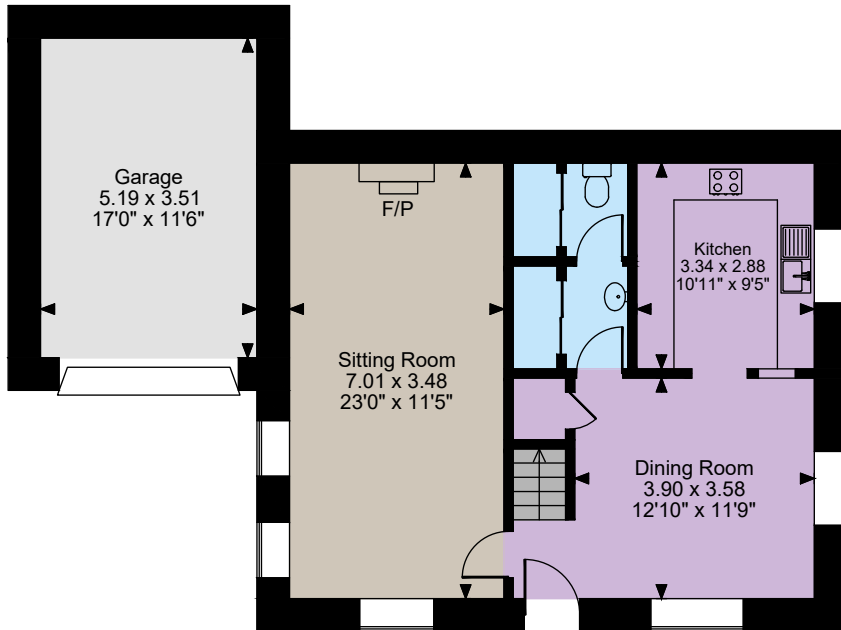
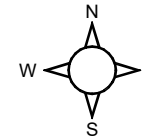
Key Locations

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

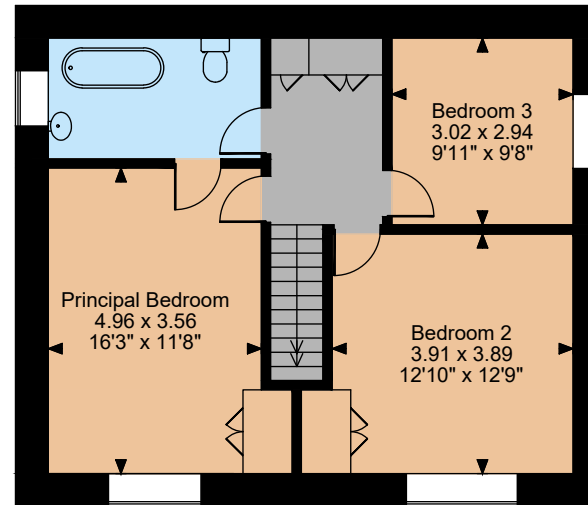
Nearby Schools

- Ghyll Royd
- Westville House
- Moorfield
- Belmont Grosvenor
- Prince Henry's Grammar School
- Ashville College
- Brackenfield
- Harrogate Ladies' College





Ground Floor



First Floor

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

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Floorplans

Main House internal area 1,288 sq. ft (120 sq. m)

Garage internal area 196 sq. ft (18 sq. m)

Total internal area 1,484 sq. ft (138 sq. m)

For identification purposes only.

Directions

LS21 2LW

what3words: ///state.dwell.commedend

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, private water and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Storage heaters and electric central heating.

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

Council Tax: D

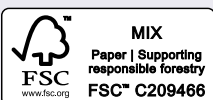
EPC Rating: F

Harrogate

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