









# Whincastle Farm

Moor Lane, Askwith, Otley

Enjoying an idyllic semi-rural setting with far-reaching countryside views, this distinctive collection of stone-built cottages offers exceptional flexibility, whether as an established residential lettings investment, a luxury holiday let business, or a lifestyle purchase, allowing an owner to reside in Whincastle Cottage while generating income from the other two cottages.

A rare and compelling investment and lifestyle opportunity, comprising a collection of beautifully converted stone-built cottages, an agricultural barn and three paddocks, set within approximately 3.55 acres on the edge of a highly sought-after North Yorkshire village, conveniently positioned for local amenities.

	<b>FANTASTIC INVESTMENT OPPORTUNITY</b>		<b>ABOUT 3.55 ACRES</b>		<b>FREEHOLD</b>
	<b>4,835 SQ FT (449 SQ M)</b>		<b>POTENTIAL HOLIDAY REV £140,000+</b>		<b>GUIDE PRICE: £1,250,000</b>



### The Whole

Carefully oriented to maximise the surrounding views, each home enjoys a strong connection to the landscape, creating an inviting and memorable setting for both residents and visitors alike. The layout and design naturally lend themselves to flexible living arrangements, ideal for generating income while enjoying a superb lifestyle opportunity. Currently arranged as a detached residence and two semi-detached homes, the properties have been sensitively converted to combine modern comforts with neutral, high-quality finishes. Each offers well-balanced and versatile accommodation, perfectly suited to both private use and guest occupation.

### Outside

A private sweeping driveway guides you to the three properties which are located on a farmstead and are all approached through a seven-bar gate allowing access to a gravelled driveway which leads to multiple areas suitable for parking, with each property having its own private parking.

Whincastle Cottage is set behind low-level stone walling whilst the semi-detached cottages benefit from an elevated position each affording lovely far-reaching views over the farmstead and surrounding countryside. Each property has its own private outdoor space, ideal for entertaining and al fresco dining.

There is also the added benefit of an agricultural barn, suitable for a variety of uses with the potential for conversion subject to the necessary planning consents.

The whole is set in approximately 3.55 acres of land to include three paddocks and woodland which East Beck flows through.

### Location

Askwith is a small village with a thriving community spirit, a village hall, pub and primary school, all surrounded by rolling hills and stunning rural walking and cycle paths. The historic market town of Otley offers independent and high street shopping, service and recreational facilities, including Otley Chevin with its magnificent views over Mid Wharfedale, together with primary, secondary and grammar schooling. Ilkley, Burley-in-Wharfedale, Harrogate and Leeds all offer more comprehensive amenities.

Communications links are excellent: the A1(M) gives direct access to the north and south of the country and the motorway network, Ben Rhydding station (3.0 miles) offers regular services to regional centres and links to London Kings Cross (2 hours 52 minutes), and Leeds Bradford Airport offers a wide range of domestic and international flights.

### Distances

- Askwith 0.5 mile
- Otley 3.7 miles
- Ilkley 4.1 miles
- Burley-in-Wharfedale 4.9 miles
- Leeds Bradford Airport 8.5 miles
- Harrogate 12.6 miles
- Leeds 14.9 miles
- M621 (Junction 2) 16.9 miles
- A1(M) (Junction 45) 19.2 miles

### Nearby Stations

- Ben Rhydding

### 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

- Askwith Community Primary
- Ilkley Grammar Schools
- Ghyll Royd
- Westville House
- Prince Henry's Grammar School
- Moorfield
- Ashville College
- Brackenfield
- Harrogate Ladies' College



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOMS**



**PRIVATE PARKING**



**LARGE GARDEN**



**1,074 SQ. FT**

### Castle Beck Cottage

Converted from an agricultural barn to provide a pair of semi-detached cottages, Castle Beck Cottage is the larger of the two semi-detached properties and offers 1,074 sq. ft of light-filled flexible accommodation arranged over two floors. A welcoming reception hall leads to the ground floor accommodation which comprises a generous sitting room with fitted storage and wooden flooring that creates a feeling of warmth. The adjacent kitchen with its vaulted ceiling, sky lights and flag stone flooring, features fitted wall and base units in a French grey with modern integrated appliances and complementary wooden work surfaces and splashbacks with direct access to the rear garden. One of the two bedrooms for this property can be found on the ground floor and has two half wall windows that flood this room with natural light. Completing the ground floor is a contemporary house bathroom.

On the first floor you will find the well-proportioned principal bedroom with en suite modern shower room.

### Outside

To the front of the property there is a large, gravelled driveway providing ample parking for multiple vehicles. It leads to the raised access to the main entrance and large wrap around garden that is laid to lawn and bordered by wooden fencing.





Castle Beck Cottage



Castle Beck Cottage



Castle Beck Cottage



Castle Beck Cottage



Whin Moor Cottage



Castle Beck Cottage



Whin Moor Cottage



Whin Moor Cottage



Whin Moor Cottage



Whin Moor Cottage



**LARGE  
RECEPTION  
ROOM**



**2 BEDROOMS**



**1 BATHROOM**



**PRIVATE  
PARKING**



**GARDEN**



**996 SQ. FT**

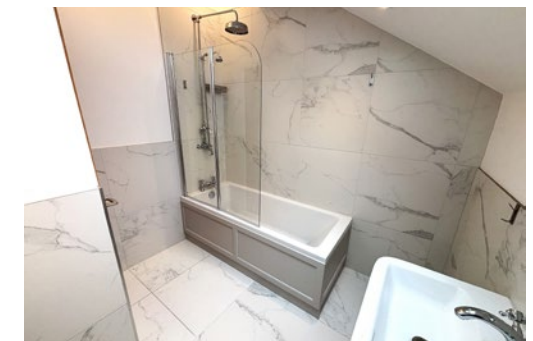
### Whin Moor Cottage

Whin Moor Cottage forms the second part of the converted barn and offers 996 sq. ft of sunlit accommodation across the two floors. The property is accessed via a front door that leads directly to the impressive dual aspect fitted kitchen also with a vaulted ceiling, flag stone flooring, an array of fitted wall and base units in a French grey, with modern integrated appliances and complementary wooden work surfaces and splashbacks. There is plenty of space for a good-sized dining table and chairs in which to enjoy family mealtimes. An inner hall with useful cloakroom leads to the fabulous L-shaped sitting room with fitted storage, bi-fold doors to the front garden and a door to the rear garden.

On the first floor you will find two generous double bedrooms and stylish family bathroom.

### Outside

To the front of the property is a front garden with wooden balustrade railing that provides a peaceful seating area in which to take in the stunning surrounding countryside. To the side of the property is a large, gravelled parking area providing parking for numerous vehicles and to the rear a large, enclosed garden laid mostly to lawn.





**2 RECEPTION ROOMS**



**2 BEDROOMS**



**1 BATHROOM**



**PRIVATE PARKING**



**GARDEN**



**1,074 SQ. FT**

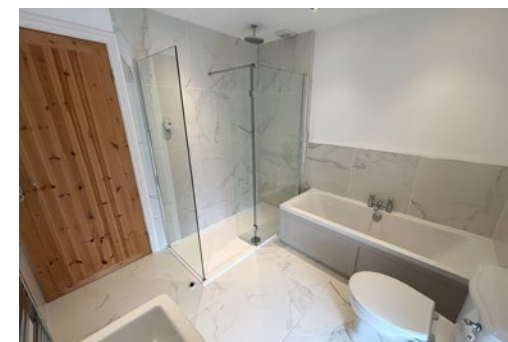
## Whincastle Cottage

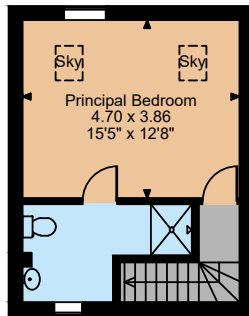
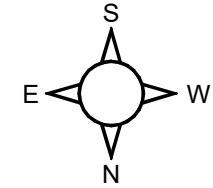
Whincastle Cottage is a handsome detached stone-built cottage that features a wealth of wooden flooring across the ground floor. It has three separate entrances to the front of the property. A stable door that leads to a useful reception hall/boot room with fitted storage, a second door to the comfortable sitting room with feature fireplace with wood burning stove, and the third to the inter-connecting study. The sleek fitted kitchen/breakfast room has a range of wall and base units, modern integrated appliances and space for a sizeable table.

The two first floor double bedrooms are of equal proportion and concluding the accommodation is an elegant family bathroom with bath and separate walk-in shower enclosure.

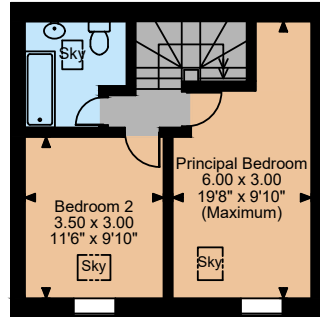
## Outside

Whincastle Cottage has its own gated entrance and gravelled driveway that wraps around the property that provides ample parking and outdoor space. To the front of the property a quaint pebbled seating area is boarded by dry stone walling.

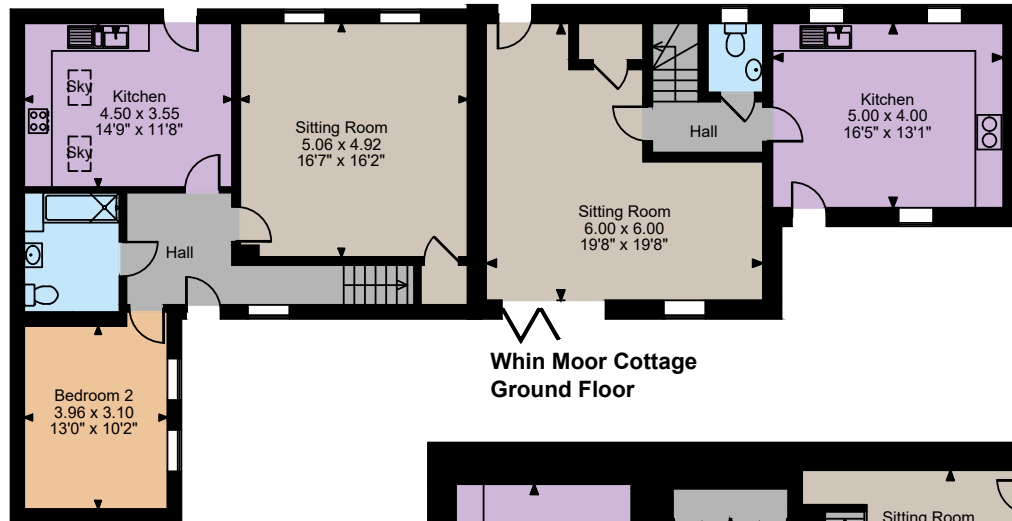




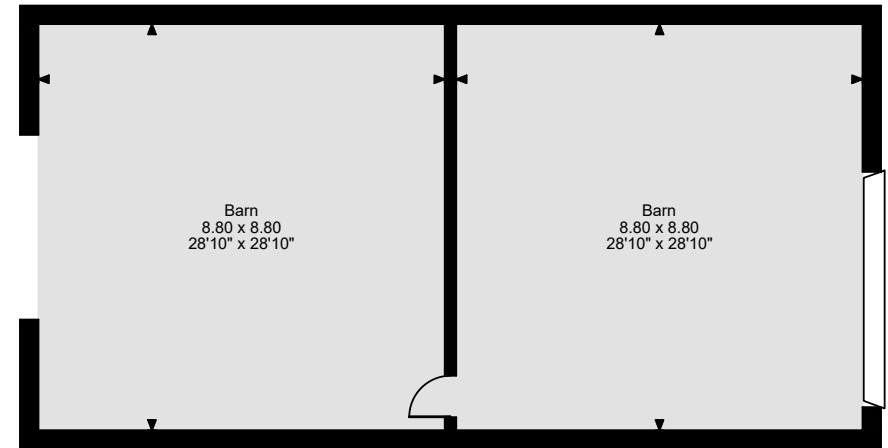
**Castle Beck Cottage First Floor**



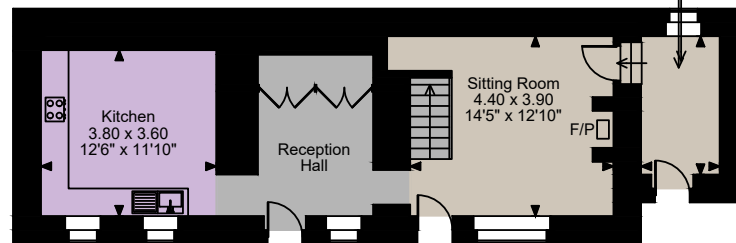
**Whin Moor Cottage First Floor**



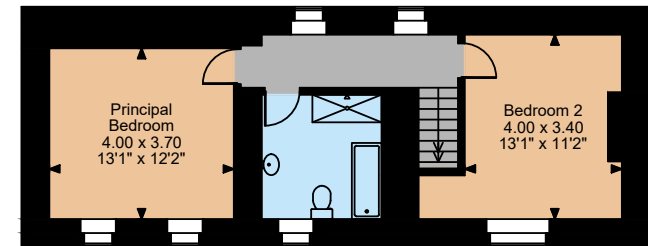
**Whin Moor Cottage Ground Floor**



**Castle Beck Cottage Ground Floor**



**Whincastle Cottage Ground Floor**



**Whincastle Cottage First Floor**

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

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## Floorplans

Whincastle Cottage  
internal area 1,074 sq ft (100 sq m)  
Whin Moor Cottage  
internal area 996 sq ft (93 sq m)  
Castle Beck Cottage  
Internal area 1,074 sq ft (100 sq m)

Barn internal area 1,691 sq ft (157 sq m)  
Total internal area 4,835 sq ft (449 sq m)

## Directions

LS21 2JE

**what3words:** ///corporate.press.down - brings you to the driveway

## General

### EPC rating:

Whincastle Cottage - E  
Castle Beck Cottage - C  
Whin Moor Cottage - C

**Local Authority:** North Yorkshire Council, +44 (0)300 131 2131

**Services:** Mains electricity and water, LPG gas, private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought. LPG central heating.

### Council Tax:

Whincastle Cottage Band C;  
Castle Beck Cottage Band D;  
Whin Moor Cottage Band D

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

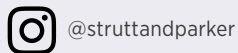
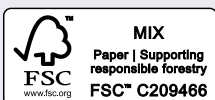
## Harrogate

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