



The West Wing, Ashfield House  
Weston Lane, Otley

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# The West Wing Ashfield House Weston Lane Otley LS21 2HQ

A four-bedroom wing of a detached Grade II listed Georgian manor house with private gardens and stunning lakeside views, located near to local amenities.

Otley 1.0 mile, Ilkley 6.5 miles, Harrogate 11.2 miles, Bradford 11.4 miles, Leeds 11.8 miles, Leeds Bradford Airport 4.7 miles, Menston station 3.2 miles (Leeds 19 minutes, London Kings Cross 2 hours 46 minutes), A1(M) (Jct. 45) 15.1 miles

Reception hall | Drawing room | Sitting room  
Kitchen | 4 Bedrooms, 1 en suite | Dressing room | Family bathroom | Utility room | Gardens  
Summer house | Garden store | Allocated parking | EPC rating D

## The property

Dating from the 18th and 19th centuries and split into five properties, Ashfield House is an imposing stone-built manor house, the west wing offering almost 3,100 sq. ft. of sensitively modernised accommodation upgraded by the current owners to include double glazing throughout, modern bathroom/en suites, beautiful kitchen, heating/radiators, and underfloor heating throughout, arranged over the lower ground and ground floor. Character features include large sash glazing with some original shuttering, staircase, recently restored high decorative ceilings, ornate plasterwork, a wealth of wooden flooring and original fireplaces. Configured to provide an ideal family and entertaining space, the accommodation flows from a central doorway with a portico on two Tuscan columns and a welcoming reception hall. It comprises a large sitting room with a feature fireplace and wood burner, adjoining an inner hall with library area, window seating and garden access. Further is a spacious drawing room with a large bow window with seating, a

fireplace with a wood burner, and a door to the garden. The inter-connecting kitchen offers a range of wall and base units, a breakfast bar, and granite worktops and splashbacks, AEG integrated ovens, fridge freezer, dishwasher and wine cooler.

The lower ground floor provides a principal bedroom with contemporary en suite shower room, three further bedrooms, two with built-in storage, and dressing room, suitable for use as an additional bedroom if required. A contemporary family bathroom with roll top bath with an inter-connecting utility room completes the facilities.

## Outside

Having plenty of kerb appeal, the property is approached over a private road to Ashfield Park, with secure gated entry over a driveway providing allocated resident parking for numerous vehicles. The extensive communal parkland garden surrounding the property is laid mainly to lawn and features numerous seating areas, an insulated summer house with paved surround, a garden store and a private paved side terrace overlooking a private lawned garden. The whole is ideal for entertaining and al fresco dining and enjoys stunning views over a lake forming part of a nature reserve, Otley Chevin in the background and surrounding countryside.

## Location

The historic market town of Otley has a wide range of independent and high street shopping, three supermarkets and service and recreational facilities. The Spa towns of Ilkley and Harrogate offer comprehensive shopping and recreational facilities including tearooms, restaurants, bars, public houses, a theatre and cinema. The A1(M) gives direct access to the north and south of the country and the motorway network, Menston station offers regular services to regional centres including Leeds with links to London Kings Cross, and Leeds Bradford Airport offers a wide range of domestic and international flights.

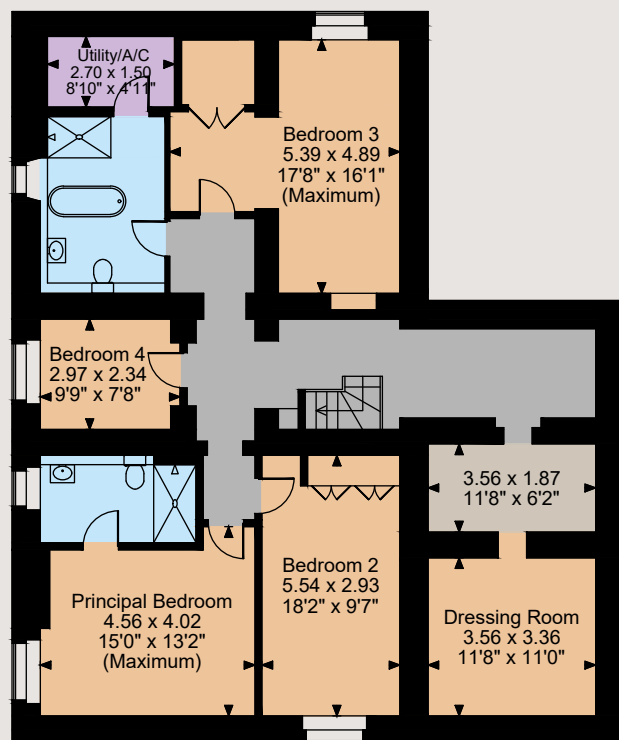




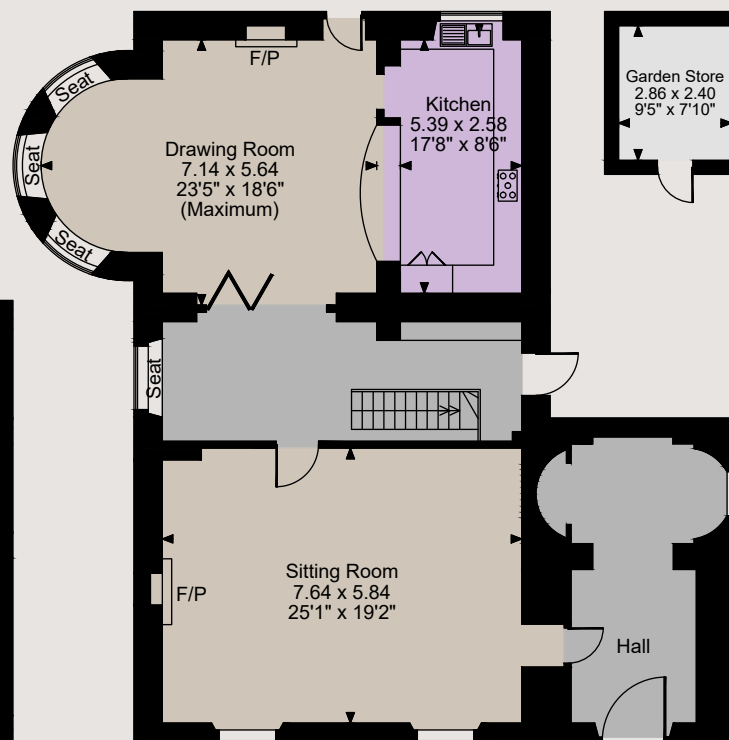




House internal area 3090 sq ft (287 sq m)  
Garden store internal area 74 sq ft (7 sq m)  
Total internal area 3164 sq ft (294 sq m)

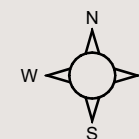


Lower Ground Floor



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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The area offers a wide range of state, primary secondary and grammar schooling including the Leeds Grammar School (GSAL) and Prince Henry's Grammar School in Otley, and Giggleswick Boarding School.

### Directions

what3words: ///hides.drummers.conforms

### General

**Local Authority:** North Yorkshire Council

**Services:** Mains gas, electricity, water and drainage. Fibre broadband.

**Council Tax:** Band E

**Service charges:** House £125 pcm, Grounds £60 pcm

**Tenure:** Leasehold - 999 years from August 2002. Share of the freehold- 9 owners/Directors.

**Guide Price:** £1,150,000

### Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

harrogate@struttandparker.com  
struttandparker.com



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