

Lindley House

CINDER LANE ■ LINDLEY ■ OTLEY ■ LS21 2QP



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Weeton Railway Station 3.3 miles, Otley 3.9 miles, Leeds/Bradford International Airport 5.7 miles, Harrogate 7.7 miles, Ilkley 10.1 miles, Leeds 11.9 miles



- Reception Hall
- Lounge
- Sitting Room
- Cellar
- Study
- Boot Room/Utility Room
- Formal Dining Room
- Side Entrance Hall
- Living Dining Kitchen Area
- First Floor Landing
- Master Suite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- House Bathroom
- Shower Room
- Second Shower Room



Lindley House is a five bedroom stone property, being the original farmhouse of the Lindley Farm Estate which has been successfully converted into six dwellings. Set in this stunning position and enjoying views of rural greenbelt countryside, the property is set in 3.5 acres approximately of both formal landscaped gardens and paddocks, and would probably be more well known and recognised as being the original property from the tv soap Emmerdale Farm, which started in 1972.

The property has been considerably updated by the present owners to provide an ideal family home which has; Four reception rooms, a living dining kitchen which has been recently refitted by Interiors of Harrogate, landing with two separate staircases, five bedrooms, recently re-fitted house bathroom and two recently fitted house shower rooms.

The property nestles in the golden triangle of Leeds and Harrogate, and is within easy access to the market town of Otley, the vibrant commercial City of Leeds, and the charming Spa town of Harrogate.

There is a train station at Weeton which allows quick easy access to both Leeds and Harrogate. This is an ideal property for those with equestrian interests, the young professional couple, or the growing family alike.

A charming beautiful property, believed to date back in part over 300 years, and we would highly recommend early internal viewing to avoid disappointment.

ACCOMMODATION

RECEPTION HALL

This is the front reception hall, having a part glazed panelled front entrance door. Oak flooring. Staircase to the first floor accommodation. Ceiling cornice. Attractive decor. Central heating radiator. Walk-in storage cupboard.

LOUNGE

A pleasant reception room with polished stripped wood floors. Sash window to the front elevation. Feature fire surround with cast iron inset and open grate with a stone hearth. Ceiling cornice. Wall light points. Central heating radiator. Double opening doors leading to;

SITTING ROOM

An every day reception room with Oak flooring and a beam to the ceiling. Sealed unit double glazed French doors leading to the rear patios and terraces. Open grate fire set within cast iron inset and attractive surround with a stone hearth. Wall light points. Central heating radiator. Recessed book shelving. Access to the cellar.

CELLAR

An ideal storage area with a barrelled ceiling.

STUDY

This room could be used for a variety of uses as it also has separate external access. Window to the front elevation. Laminate floor. Central heating radiator. Access to walled patio area and well.

BOOT ROOM/UTILITY ROOM

This has separate access to the rear gardens. Tiled floor. Belfast sink. Central heating boiler. Additional storage room housing the plumbing for the automatic washing machine. Gardeners w.c., having a low level flush w.c.

FORMAL DINING ROOM

A very pleasant dining room with sash window to the front elevation with extremely pleasant aspect. Polished stripped wood flooring. Coving to ceiling. Ceiling inset lighting. Attractive fire surround with cast iron inset and open grate. Wall light point. Central heating radiator.

SIDE ENTRANCE HALL

An additional every day entrance area with stable door with part glazing. Tiled floor. Attractive decoration. Second staircase to the first floor accommodation.

LIVING DINING KITCHEN

KITCHEN AREA

An extensive range of newly fitted Locksley style fitted base and wall units designed and fitted by Interiors of Harrogate with pewter handles. Complementing granite work surfaces with granite splashbacks. Inset Belfast style double sink with mixer tap. Work surface illumination. Recessed American style fridge freezer. Built in Siemens microwave oven. Six ring gas range with double oven and concealed extractor fan over. Concealed dishwasher. Central preparation unit with storage facilities and complementing cabinets, and further complementing granite work surface/breakfast bar area. Esse two oven range which is powered by the Calor gas system. Quarter tiled flooring with electric underfloor heating. Double opening doors to patio area bordered by the stream. Open plan to the;

DINING KITCHEN AREA

Continuation of the flooring. Sealed unit double glazed original windows set in stone lintels overlooking the pleasant rear aspect. There is also a complementing dresser unit with glazed display cabinets and granite top. Recessed book shelving. Central heating radiator.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

There is a split level landing area with two staircases leading to the ground floor accommodation. There is an area with stripped wood flooring which has a sash window to the front elevation with a far reaching aspect. Internal panelled doors. Coving to ceiling. Attractive decoration. Two central heating radiators. Two loft accesses.



MASTER SUITE

This room has two access doors, and a sash window to the front elevation with a far reaching rural aspect. Polished stripped wood floor. Coving to ceiling. Ceiling inset spotlighting. Central heating radiator.

BEDROOM TWO

Sash window to the front elevation with far reaching views. Wall light points. Central heating radiator. Fitted wardrobes.

BEDROOM THREE

Two sash windows to the side elevation again with a pleasant aspect overlooking the paddocks and stream. Fitted wardrobes. Central heating radiator.

BEDROOM FOUR

A through room with sash windows to the front and rear elevations, one being a Venetian window. Loft access. Two central heating radiators.

BEDROOM FIVE

Sash window to the rear elevation with pleasant rural aspect. Central heating radiator.

HOUSE BATHROOM

A newly refitted four piece suite comprising panel bath with contemporary pull out hand held shower facilities and chrome mixer tap, low level flush w.c., fully tiled corner shower cubicle with Mira shower facilities, vanity unit with cabinets, and wash hand basin with chrome mixer tap, mirror backed tiling with additional storage and display cabinets with overhead lighting. Attractive Padova wall tiling with brick mosaic inset. Complementing tiled floor. Wall mounted contemporary style heated towel rail. Ceiling inset spotlighting. Sealed unit double glazed sash window to the rear elevation. Electric underfloor heating.

SHOWER ROOM

Newly fitted four piece suite comprising large vanity unit with his and hers wash hand basin and chrome mixer tap, extensive storage and drawer cabinets with mirror backing and having



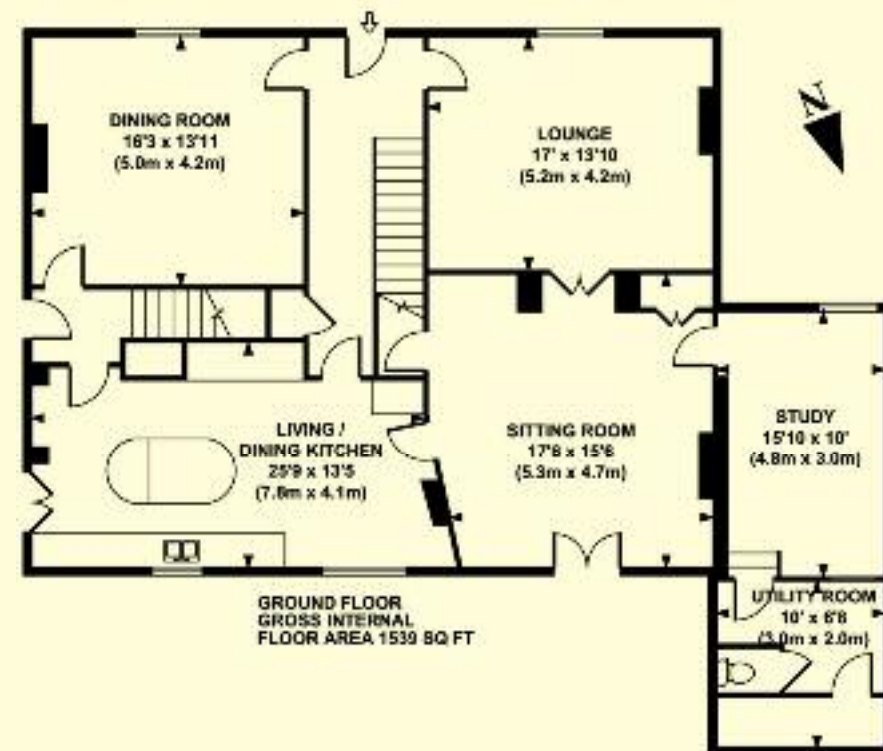
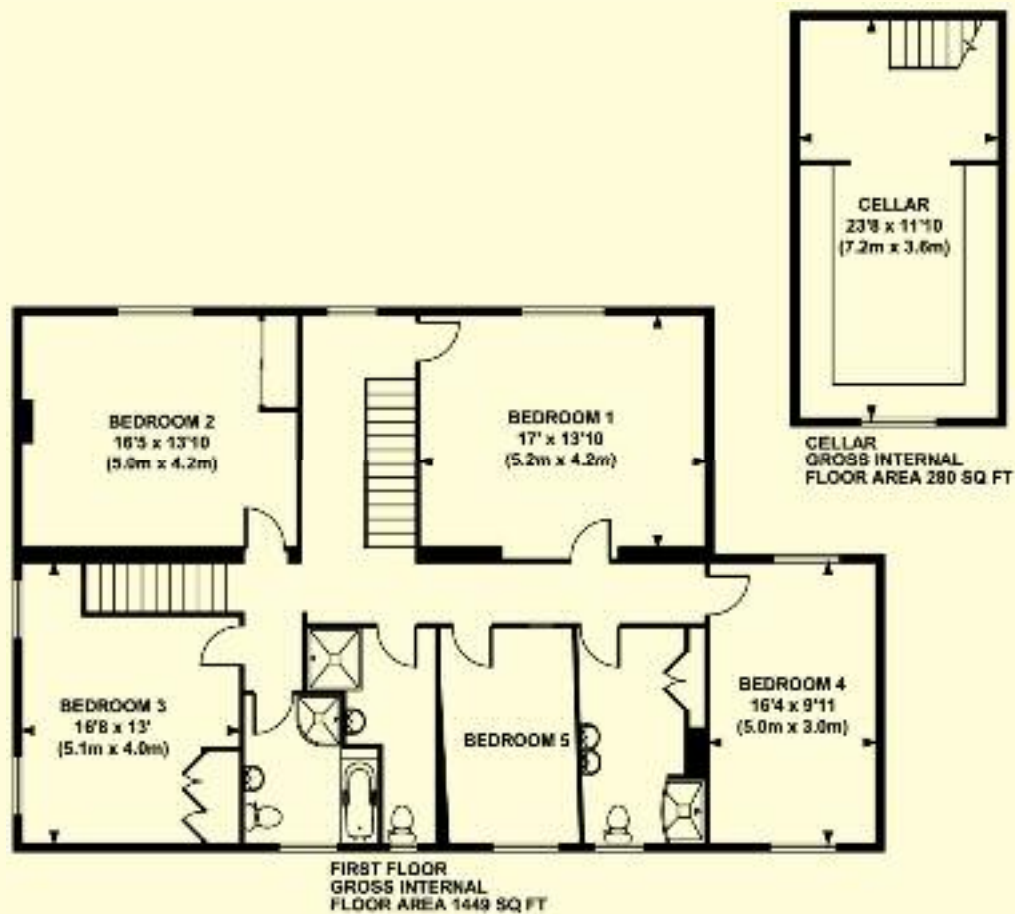
overhead lighting and display shelving, low level w.c., contemporary style walk-in shower cubicle with Aqualisa shower facilities. Attractive white tiled walls with mosaic motif inset and complementing tiled floor with electric underfloor heating. Chrome central heating towel rail. Linen cupboard with top box. Ceiling inset spotlighting. Sealed unit double glazed sash window to the rear elevation.

SECOND SHOWER ROOM

A newly fitted three piece suite comprising vanity unit with wash hand basin, storage cabinets and drawer units, and mirror backing with overhead lighting and display shelving, fully tiled shower cubicle with Mira shower facilities, low level flush w.c. White tiled walls with mosaic motif inset and complementing white tiled flooring with electric underfloor heating. Ceiling inset spotlighting. Chrome central heating towel rail. Sealed unit double glazed window to the rear elevation with far reaching aspect.

OUTSIDE

The property stands in a splendid position, situated in approximately 3.5 acres including formal landscaped gardens, and a paddock, which would be ideal for equestrian uses. The property is in an elevated position with very pleasant far reaching rural views to all elevations. There is a driveway through a wrought iron farm gate and leading to an additional turnaround and parking area which then leads to a double garage with electric up and over door and garden store. There is an orchard to the front of the property with apple, plum, cherry trees and fruit bushes, and a stone enclosed garden to the immediate front of the property with lawns and well tended flower borders, and to the rear are steps leading to a paved terraced area with well tended planters and flower borders, a natural stream and ornamental pond with fountain. There is then a formal lawned garden, 4 large raised vegetable beds, with the paddock beyond. There is also external courtesy lighting.



LINDLEY HOUSE
APPROX. GROSS INTERNAL FLOOR AREA 3268 SQ FT / 304 SQ M
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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AGENT'S NOTES

All measurements have been taken using electronic measuring devices and are only approximate.

VIEWING

By appointment only through our Fine and Country Branch in Moortown on 0113 203 4939.

We are open:

Monday, Tuesday, Thursday and Friday	9.00am - 5.30pm
Wednesday	9.45am - 5.30pm
Saturday	9.00am - 4.00pm
Sunday	10:00am - 3:00pm

THINKING OF SELLING?

If you are considering selling or letting your property, we will be pleased to offer a free, no obligation valuation and discuss the benefits of selling with one of West Yorkshire's leading firms of Estate Agents.

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