

Ornella's Estates

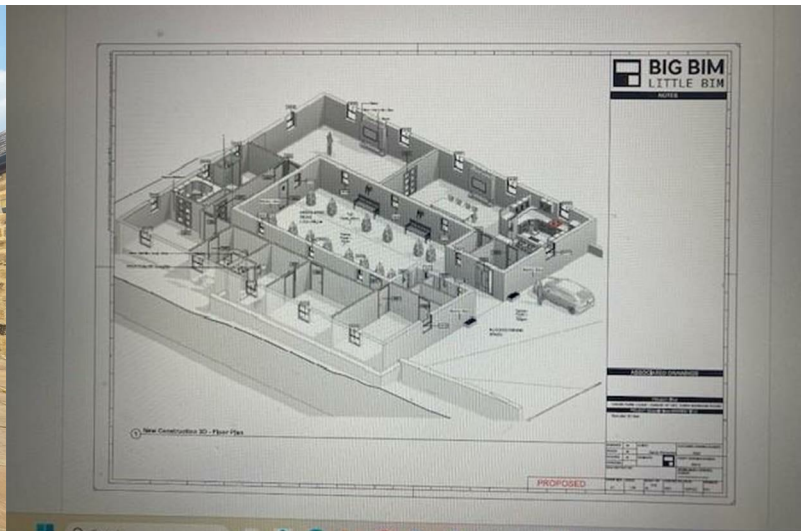
PROUDLY INDEPENDENT



Chevin End Farm West Chevin Road

Menston, Ilkley, LS29 6BE

Offers over £650,000



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INTRODUCTION

An Exceptional Opportunity to Create a Dream Home in an Idyllic Setting

Nestled amidst open countryside with panoramic views over the moors, Wharfe View is a truly unique and rare offering. Situated on the sought-after West Chevin Road in Menston, this substantial detached property occupies a generous 0.6-acre plot and currently operates as part of a guest house. Arranged around a spacious single-storey square footprint, it features 11 generously sized double bedrooms — each with its own ensuite shower room and TV — offering remarkable space and flexibility. With ample off-street parking for 12+ vehicles and breathtaking surroundings, the potential here is extraordinary. Planning permission is already in place to transform the property into a magnificent, bespoke home — with an estimated post-renovation value of around £1.3 million. Offered at offers over £700,000, this is an unmissable chance for a discerning buyer to create a dream residence in one of Wharfedale's most picturesque locations.

WHAT OUR VENDORS SAY

LOCATION

Welcome to Menston — A Village Like No Other

Menston is one of Wharfedale's most treasured villages — a place where idyllic countryside living meets everyday convenience. Picture waking up to breathtaking views over open fields, the soft sound of birdsong, and the occasional sight of deer or horses passing by. It's a peaceful haven perfect for families, with a wonderful selection of early years and educational facilities including Menston Preschool, Busy Bees at Menston, and Sunbeams Day Nursery. For primary education, you have both Menston Primary School and St Mary's RC Primary School, with Ilkley Grammar School nearby serving older children. For those commuting, Menston Train Station provides direct links to Leeds, Bradford and Ilkley, making it an ideal location for busy professionals who crave countryside tranquility. Families can enjoy the open green spaces of Menston Park, while the village itself offers local shops, cafés, a post office, pharmacy, pubs, and eateries — everything you need within easy reach. Bordering the bustling towns of Otley and Guiseley, you also have easy access to a wider range of shops, restaurants, supermarkets, and leisure facilities. Menston offers the perfect blend of rural beauty, community warmth, and modern convenience — a truly special place to call home.

HOW TO FIND THE PROPERTY

APPROACH

Be prepared to be amazed with the breath taking views from all angles. Wharfe View on West Chevin Road, is currently part of Chevin End Guest House. The sheer potential of this fabulous property will have your head spinning, as to what the finished property would be. However, with a little imagination, you will soon see your dream house come to life. Drive down the private road and you will see:

LARGE PARKING AREA

Enough to Park upto 12 cars, great for when you have visitors. Leading to:

A LARGE SQUARE COURTYARD

This wonderful courtyard can be used for whatever you want. Great patio seating area where you can enjoy the summer barbeques and parties till the early hours and not disturb the neighbors. Or once you have decided what to do with the property, you can create a large two storey family home and completely re-design the courtyard.

BOILER ROOM

This room stores the boiler and electrics for each guest house room.

BEDROOM.1.

13'6" x 13'0" (4.13 x 3.98)

Access via an entrance porch with wooden door. Upvc double glazed window to the side elevation. Stone flooring. Door leading to the bedroom comprising Upvc double glazed windows to the front and side elevations. Dado picture rail. Electric storage heater.. Tea and Coffee facilities. Door leading to

ENSUITE

8'11" x 3'6" (2.72 x 1.08)

Comprising walk in shower, fully tiled walls and floors. Low level w.c. Wash hand basin. Upvc double glazed window to the side elevation. Extractor fan. Electric shaver socket.

BEDROOM.2.

17'5" x 13'11" (5.33 x 4.26)

Comprising entrance porch with access to loft. Door leading to bedroom comprising Upvc double glazed windows to the side elevation. Two electric storage heaters. Tea and Coffee facilities. Door to:

ENSUITE

8'1" x 3'7" (2.47 x 1.11)

Comprising walk in shower, low level w.c wash hand basin. Fully tiled walls and floors. Extractor fan.

BEDROOM.3.

17'7" x 14'1" (5.36 x 4.31)

Comprising entrance porch with access to loft. Door leading to bedroom comprising two Upvc double glazed windows to the side elevations, electric storage heaters, tea and coffee facilities, door leading to:

ENSUITE

8'0" x 3'6" (2.45 x 1.09)

Comprising walk in shower, low level w.c. wash hand basin. Fully tiled walls and floors. Extractor fan.

BEDROOM.4.

17'10" x 14'0" (5.45 x 4.28)

Comprising entrance porch, door leading to bedroom comprising two upvc double glazed windows to the side elevations. Electric storage heater. Tea and Coffee facilities Door to:

ENSUITE

8'5" x 3'2" (2.59 x 0.99)

Comprising walk in shower, low level w.c. wash hand basin. Extractor fan. Fully tiled walls and floors.

BEDROOM.5.

22'6" x 13'1" (6.87 x 4.01)

Comprising entrance porch, door leading into bedroom. Upvc double glazed windows to the side and rear elevations. Electric storage heater. Door leading to:

ENSUITE

9'3" x 2'11" (2.82 x 0.89)

Comprising walk in shower, low level w.c. wash hand basin. Fully tiled walls and floors. Extractor fan.

BEDROOM.6.

17'4" x 13'1" max (5.29 x 4.01 max)

Entrance porch. Door leading to bedroom comprising two Upvc double glazed windows to the rear elevation. Electric storage heater. Door to:

ENSUITE

8'1" x 3'2" (2.48 x 0.98)

Comprising walk in shower, low level w.c. wash hand basin. Fully tiled walls and floors. Extractor fan.

BEDROOM.7.

22'0" x 13'2" max (6.71 x 4.02 max)

Entrance porch, door leading to bedroom comprising Upvc double glazed windows to the side and rear elevations. Electric storage heater. Door leading to:

ENSUITE

8'5" x 2'11" (2.58 x 0.90)

Comprising walk in shower, low level w.c. wash hand basin. Extractor fan. Fully tiled walls and floors.

BEDROOM.8.

13'7" x 17'0" max (4.15 x 5.19 max)

Entrance porch, door leading to bedroom comprising Upvc double glazed windows to the side and rear elevations. Electric storage heater. Door leading to:

ENSUITE

7'7" x 3'0" (2.32 x 0.93)

Comprising walk in shower, low level w.c. wash hand basin. Extractor fan. Fully tiled walls and floors.

Tel: 01943 661506

BEDROOM.9.

17'5" max x 13'7" (5.33 max x 4.15)

Entrance porch door leading to bedroom comprising Upvc double glazed windows to the side and rear elevation. Electric storage heater. Door to:

ENSUITE

8'1" x 2'11" (2.47 x 0.91)

Comprising walk in shower, low level w.c. wash hand basin, fully tiled walls and floors. Extractor fan.

BEDROOM.10.

13'7" max x 17'1" (4.15 max x 5.23)

Entrance porch door leading to bedroom comprising Upvc double glazed windows to the rear and side elevations. Electric storage heater. Door leading to:

ENSUITE

8'0" x 2'11" (2.45 x 0.90)

Comprising walk in shower, low level w.c. wash hand basin, extractor fan, fully tiled walls and floors.

BEDROOM.11.

18'1" max x 13'0" (5.52 max x 3.98)

Entrance porch with door leading to bedroom comprising Upvc double glazed windows to the rear and side elevation. Electric storage heater. Access to loft. Door leading to:

ENSUITE

7'1" x 7'10" (2.16 x 2.40)

Comprising walk in shower, low level w.c. wash hand basin. Extractor fan. Fully tiled walls and floors.

OUTSIDE

AMPLE OFF STREET PARKING

Depending on size of cars you can park upto 12 plus, making this the ideal spot for family and friends to come and visit.

STUNNING COURTYARD

In the center of this property is a fantastic sized courtyard with enough space to have a family party and barbecue, making alfresco dining an delightful time.

REAR AND SIDE GARDENS

With the breath taking views to all sides of the property over stunning open fields and views as far as the eye can see with nothing sitting in it's way. The garden to substantial to the rear of the property. Get ready for an amazing adventure of what this property will offer.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



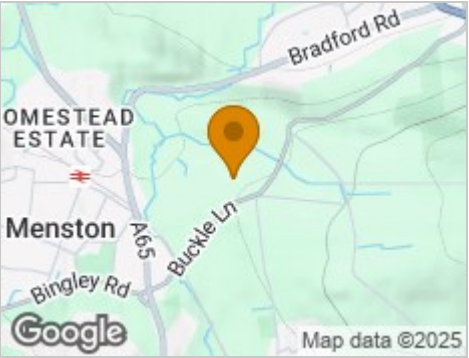
Road Map



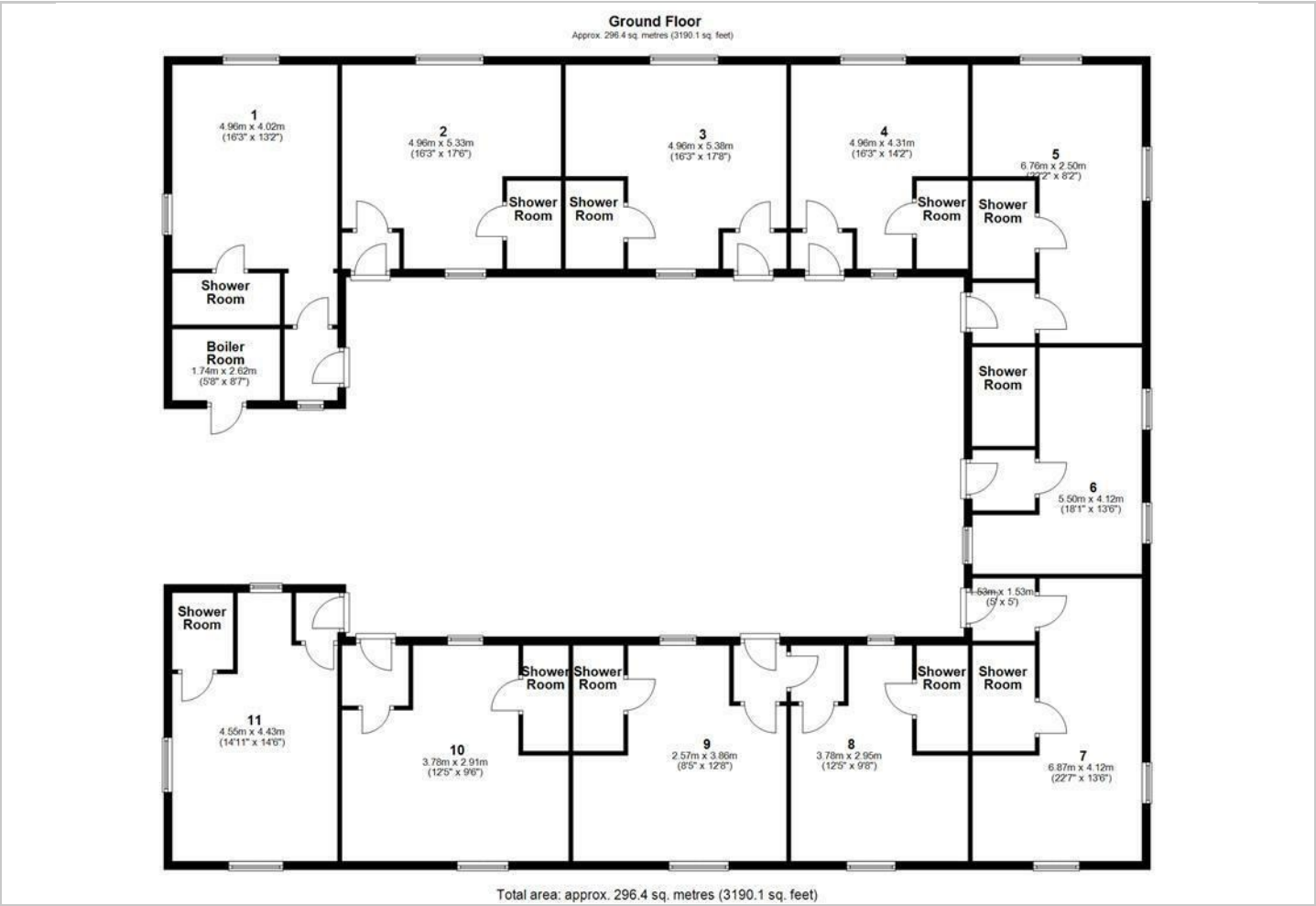
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.