

Ornella's Estates

PROUDLY INDEPENDENT



The Old Wine Shop 144, Otley Road

Guiseley, Leeds, LS20 8LZ

Offers over £370,000



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INTRODUCTION

A Truly Stunning Four-Bedroom Stone Terrace – Once home to Grand Cuvee Wines – Now known as The Old Wine Shop. Lovingly Restored to Perfection-CHAIN FREE

Welcome to this exceptional, character-filled home, nestled in a prime Guiseley location on the borders of Menston. Once home to Grand Cuvee Wines, now known as The Old Wine Shop, this striking mid-terrace has been thoughtfully and beautifully transformed into a stylish and spacious family residence – effortlessly blending period charm with contemporary comforts across four impressive floors.

Perfectly positioned within very close proximity of Guiseley train station, local shops, excellent secondary schools, and major transport links, this home also benefits from close proximity to Menston village and an array of popular supermarkets, restaurants, traditional pubs, West Side retail park, and the ever-convenient Guiseley Retail Park.

Step inside and be instantly captivated by the bright, light-filled lounge and versatile sitting/dining area, ideal for relaxing or entertaining in equal measure. On the lower ground floor, the heart of the home awaits – a stunning, bespoke fitted kitchen flowing seamlessly into a generous dining area, with a utility room and stylish downstairs W.C. completing this wonderfully practical space.

To the first floor, you'll find two bedrooms, including a luxurious master suite with elegant en-suite shower room, and a beautifully appointed house bathroom. On the top floor, two further spacious double bedrooms provide the perfect retreat for family members, guests, or home office space.

Externally, this home continues to impress. A driveway leads to a detached garage, while the meticulously maintained gardens to the front and rear create the perfect setting for outdoor enjoyment. The property benefits from shared right of access through the rear yards, in keeping with the charm and practicality of traditional terraces.

Please note this property has been fully rewired and replastered throughout with the addition of new Upvc double glazed windows throughout. The lower ground has been professionally tanked to an exceptional standard rendering the whole lower ground floor space perfectly dry.

This is more than just a home – it's a piece of local history, lovingly reimagined for modern living. Rarely does a property of this calibre, size, and setting come to market.

Early viewing is highly recommended – properties of this quality don't stay available for long.

WHAT OUR VENDORS SAY

'We've absolutely loved living in The Old Wine Shop, & particularly enjoyed the rear garden which is a lovely suntrap over the Summer months. Now the dining room & kitchen are in the basement, we've spent many Autumn/Winter evenings over leisurely dinners in what is a lovely cosy space for preparing & having meals, particularly around Christmas. Set over 4 floors the house still surprises us at how spacious it is.

Only a recent change in personal circumstances has now caused us to bring forward our plans to move abroad permanently.'

LOCATION

Nestled on the fringe of the Yorkshire Dales and merely minutes from Guiseley station, this vibrant community is perfectly positioned for families. It's surrounded by outstanding education choices, from charming nurseries affiliated with Tranmere Park Primary and Guiseley Nursery School, to Guiseley Primary and St?Oswald's CofE (ages2–11), plus Menston Primary just over the border of Menston.

Secondary education is superb too, with Guiseley School (11–18) known for its Platinum Artsmark, and the highly regarded St?Mary's Catholic Voluntary Academy in Menston.

For shopping and dining, the town buzzes with life. The A65 is lined with local boutiques, independent grocers, and everyday conveniences, while around the corner, Guiseley Retail Park and Menston's West Side centre include Morrisons, ASDA, and a wide array of homeware and clothing stores

Foodies delight in options like The Wetherby Whaler (with its heritage fish-and-chips setting) , Zen Rendezvous, The Cheerful Chilli, and the all-day social hub Everybody's, perfect for relaxed brunches or evening drinks.

Beyond the amenities, this is a walker's paradise. Explore the Guiseley circular, an 8½-mile route winding through Menston, High Royds, Otley Chevin and back – ideal for weekend adventurers

Nearby rolling fields, daisy-dotted footpaths, and Guiledale's riverbanks offer everyday escapes into nature.

All in all, Guiseley and Menston deliver an irresistible blend of top-tier education, rich village-style shopping and dining, and sublime countryside on the doorstep – a truly fabulous setting for family life.

HOW TO FIND THE PROPERTY

SAT NAV LS20 8LZ

APPROACH

Offering great kerb appeal and comprising:

GROUND FLOOR ENTRANCE

Open the door and :

STUNNING FAMILY LOUNGE/DINING .

30'3" x 14'11" max (9.23 x 4.56 max)

As you enter you immediately get the wow factor. With stunning high ceilings and lovely features this stunning room makes you feel right at home. Comprising composite entrance door to the front elevation, Upvc double glazed window to the front bay and rear elevations allowing ample natural light.. Two double radiators. Inset spot lights. TV point. Solid wood flooring. Part tiled flooring. Stairs to:

REAR PORCH

Comprising Upvc double glazed windows and door to the rear elevation leading into the garden.

LOWER GROUND FLOOR

BESPOKE MODERN FITTED KITCHEN

12'2" x 9'5" into recess (3.72 x 2.89 into recess)

This stunning modern fitted kitchen has a wide range of beautifully fitted wall and base units with underlighting and contemporary worktops over. Integral dishwasher, integral electric cooker with gas hob and extractor fan over. Part tiled walls. Point for fridge freezer, Laminate flooring. Understairs storage. Roll over radiator. Upvc double glazed window to the rear elevation. Opening up to:

FAMILY DINING AREA

13'7" x 9'6" (4.16 x 2.91)

Flowing nicely from the kitchen this is a superb room. Great for entertaining family and friends comprising Upvc double glazed window to the rear elevation. Inset spot lights. TV point. Double radiator. Base unit. Electric meter storage cupboard. Laminate flooring.

SEPERATE W.C./UTILITY ROOM

Always useful to have. Comprising low level w.c. Wash hand basin. Extractor fan. Points for washing machine.

FIRST FLOOR

LANDING AREA

Comprising stairs to third floor. Single radiator. Doors leading to:

MASTER BEDROOM

13'8" x 13'4" (4.19 x 4.08)

This is a stunning double master bedroom comprising Upvc double glazed windows to the front elevation. Double radiator. Door to:

ENSUITE SHOWER ROOM

6'3" x 4'10" (1.91 x 1.49)

Comprising shower cubicle, low level w.c. wash hand basin. Part tiled walls. Tiled flooring. Radiator. Extractor fan.

BEDROOM.4.

10'0" into recess x 6'5" (3.05 into recess x 1.97)

A lovely bedroom comprising Upvc double glazed window to the rear elevation. Singles radiator.

Tel: 01943 661506

LUXURY HOUSE BATHROOM

6'2" x 5'9" (1.88 x 1.76)

This is a lovely bathroom comprising panelled bath, wash hand basin, low level w.c. Extractor fan. Radiator. Part tiled walls and tiled flooring.

3RD FLOOR LANDING

Doors leading to:

BEDROOM.2.

13'9" x 11'3" (4.21 x 3.44)

Another fabulous double bedroom comprising Upvc double glazed window to the front elevation. Double radiator. TV point.

BEDROOM.3.

9'4" x 9'5" (2.86 x 2.88)

Another lovely double bedroom comprising Upvc double glazed windows to the front elevation. Double radiator. Eaves storage space.

OUTSIDE

FRONT AND REAR GARDEN, DRIVEWAY/GARAGE

A driveway leads to a detached garage, while the meticulously maintained gardens to the front and rear create the perfect setting for outdoor enjoyment. The property benefits from shared right of access through the rear yards, in keeping with the charm and practicality of traditional terraces.

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.

MORTGAGES

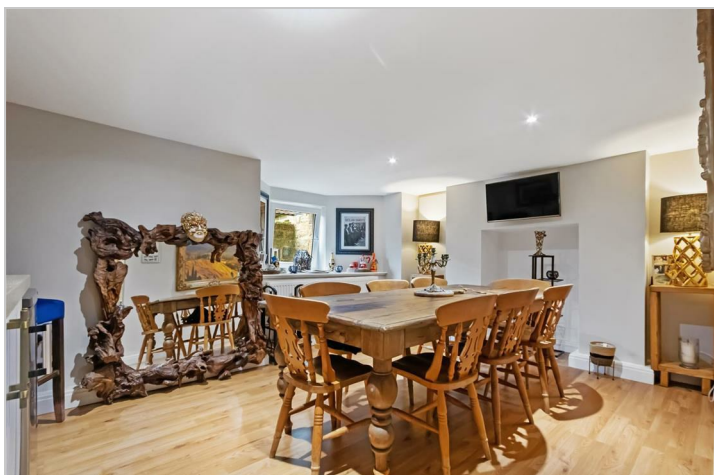
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

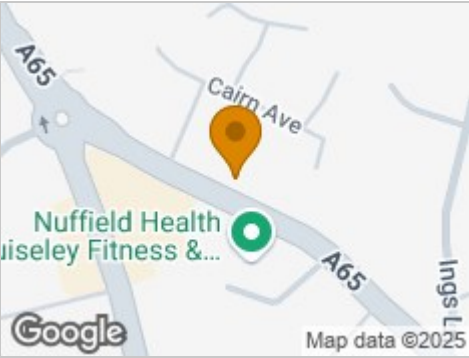
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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



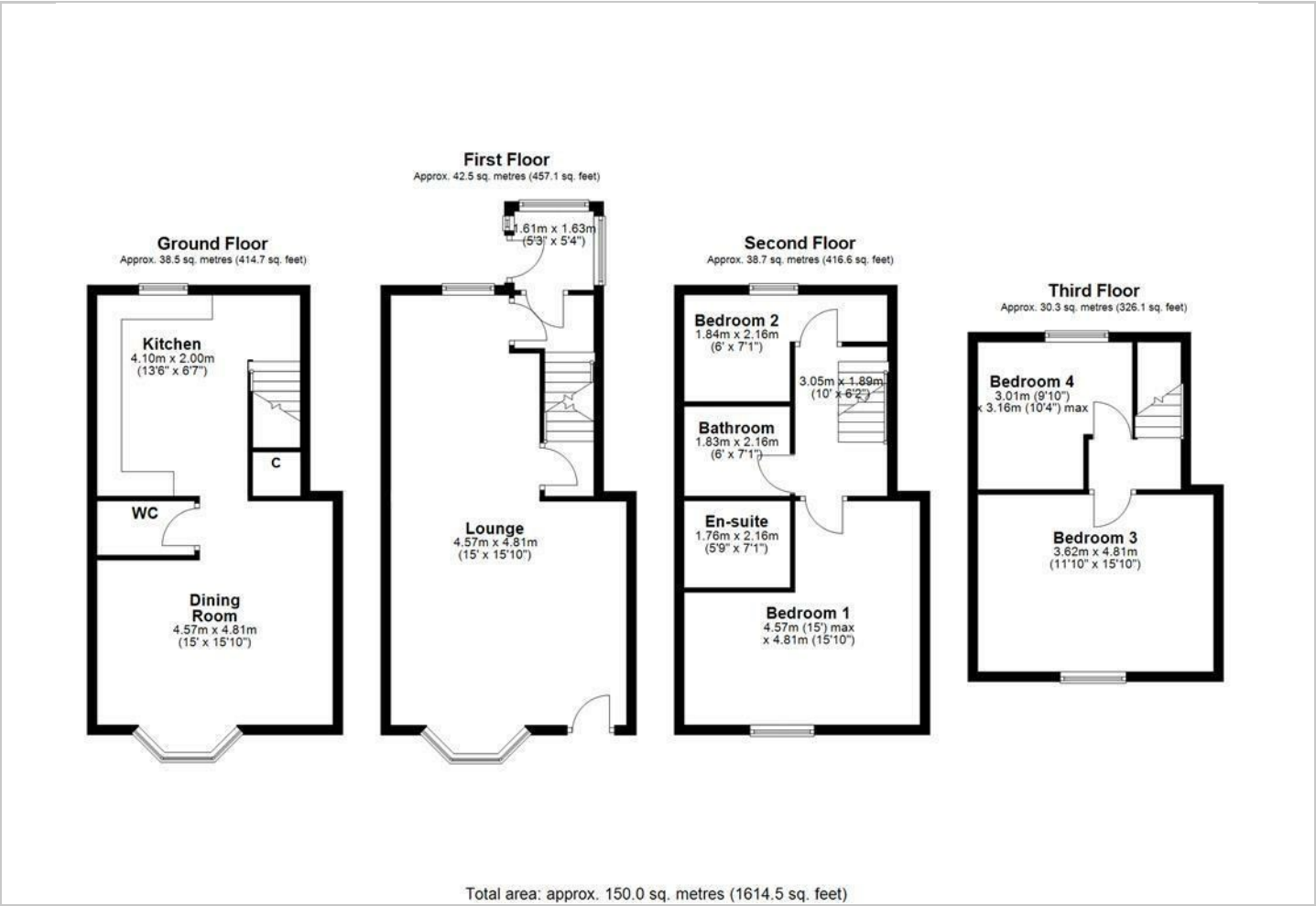
Hybrid Map



Terrain Map



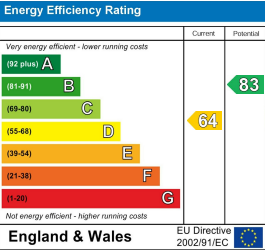
Floor Plan



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.