HUNTERS®
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Midgley Farm Yard, East Busk Lane, Otley, LS21

£875,000

Set in a small courtyard of just four properties, Spring Beck Granary is an impressive Grade II listed stone built home, originally a granary dating back to 1765, set in a peaceful semi-rural location, yet just a short drive from Otley's town centre. The property and location make an immediate impression and this continues inside the house. This spacious home has a lovely flow to it, boasting an abundance of architectural features, with oak flooring and natural materials throughout. Set over two floors this home provides substantial and well-planned living accommodation, briefly comprising to the ground floor – dining kitchen with oil-fired four-oven AGA, Rangemaster oven and a range of other built-in appliances, study/utility room, cloakroom, dining room with double-height vaulted ceiling and living room. Both dining and living rooms feature wood burning stoves and along with the kitchen, have double French doors opening onto the garden. The charm and spaciousness continues upstairs. There is a generous master bedroom with walk-in wardrobe and en-suite featuring a shower, WC and roll-top bath. There are three further double bedrooms and a house bathroom with roll-top bath and shower, all located off the mezzanine landing. Externally the property has a large and immaculate rear garden, with patio areas, fruit trees and a versatile summer house/home office depending on the homeowners needs. The standout feature of this wonderful home are the far reaching views of the Chevin and surrounding countryside.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

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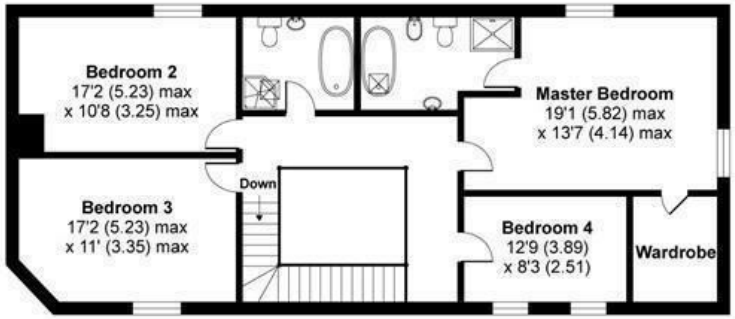
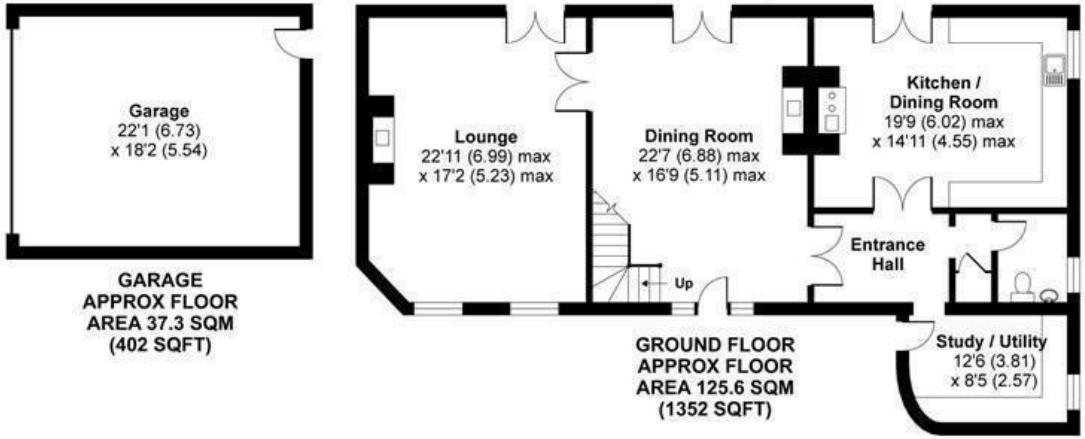
KEY FEATURES

- FOUR DOUBLE BEDROOM BARN CONVERSION
- CHARACTER FEATURES THROUGHOUT
- QUALITY FIXTURES & FITTINGS
- PEACEFUL RURAL LOCATION
- FAR REACHING CHEVIN VIEWS
- GENEROUS REAR GARDEN
- DETACHED DOUBLE GARAGE & TWO PARKING SPACES
- GRADE II LISTED
- MEWS DEVELOPMENT
- EPC RATING D

Midgley Farm Yard, East Busk Lane, Otley, LS21



FIRST FLOOR
APPROX FLOOR
AREA 114.7 SQM
(1235 SQFT)



GARAGE
APPROX FLOOR
AREA 37.3 SQM
(402 SQFT)

GROUND FLOOR
APPROX FLOOR
AREA 125.6 SQM
(1352 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 2989 SQ FT 277.6 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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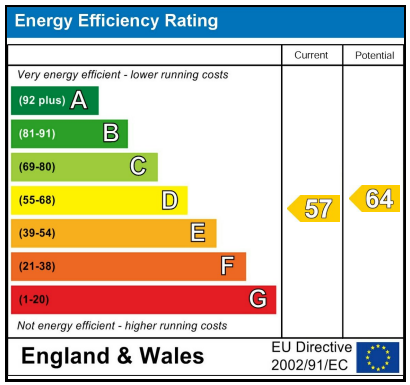

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DIRECTIONS
From our offices on Kirkgate, Otley proceed along Bondgate to the traffic lights and take the next left. Continue straight on passing the bus station on your left. At the traffic lights turn right onto Cross Green, proceed along Cross Green turning right at the Summer Cross pub onto East Busk Lane. Proceed along East Busk Lane onto the single track road. Take the first left onto Foulcauseway Lane and continue for half a mile. Follow the Road to the right of the first building you see and then park in the car park on the right-hand side. Follow the path between the garages and the property is the first dwelling on the right.

AGENTS NOTES
Tenure: Freehold

Council Tax Band F, Leeds City Council

ADDITIONAL SERVICES
If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 125 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.