



The West Wing, Ashfield House, Otley, LS21

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Ashfield House, Weston Lane LS21 2HQ

## Stunning 4-Bedroom Luxury Apartment in a Historic Grade II Listed Manor House

Set within a secure, gated hamlet you will find West Wing nestled in a breath-taking lakeside setting, this beautifully presented 4-bedroom luxury apartment offers the perfect blend of historic grandeur and contemporary elegance. Located within a prestigious Grade II listed manor house, the apartment boasts an exceptional layout with spacious accommodation throughout.

The long, sweeping driveway directs you to the impressive pillared front entrance, leading you through to the private, grand entrance hall, step inside to discover a large reception room that sets the tone for the property's sophisticated yet welcoming atmosphere.

The open-plan kitchen and dining area create a fabulous space making this home ideal for both family living and entertaining.

Head downstairs to the spacious sleeping accommodation. The master bedroom is stylishly presented and includes a stunning Italian-style ensuite, there are three further bedrooms and large elegant house bathroom and separate spacious dressing room.

The private gardens, complemented by a charming summer house, provide an idyllic outdoor retreat with far-reaching views of the surrounding countryside.

With its perfect combination of classic architecture and modern comforts, this residence offers an unrivalled living experience for those seeking both elegance and tranquillity.





### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

### 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 200 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.

### AGENTS NOTES

Service Charge; £125pcm- grounds £60pcm

Tenure: Leasehold, 976 years remaining , 999 years from August 2002 - share of the Freehold 9 owners/Directors

Council Tax Band E, Leeds City Council

Services; Mains Gas, Electricity, Water and Drainage, Fibre Broadband

### DIRECTIONS

From the Hunters office, travel along Kirkgate, head north on Kirkgate towards the Market Place and continue through the lights along Bridge Street, go over the river and continue onto Billams Hill, then turn left onto Weston Lane, travel for approx. 0.7ml after the shops there is a turning to Green Lane, however, take the right fork on a long driveway and stay right and you will arrive at the black electric gates. After being buzzed through the gate drive around to the front of Ashfield House and park to the left of the main entrance.

### 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.



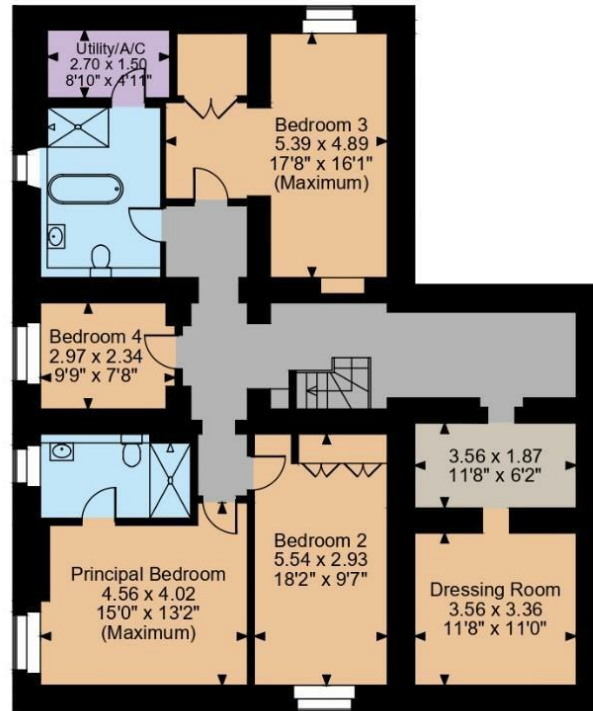
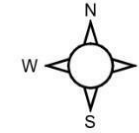




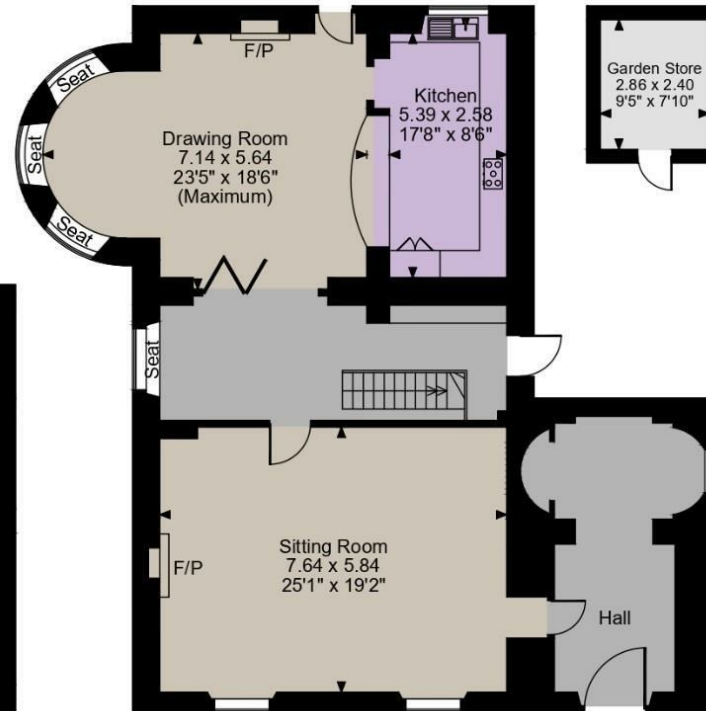


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**Ashfield House, The West Wing, Weston Lane, Otley**  
**Main House internal area 3,090 sq ft (287 sq m)**  
**Garden Store internal area 74 sq ft (7 sq m)**  
**Total internal area 3,164 sq ft (294 sq m)**



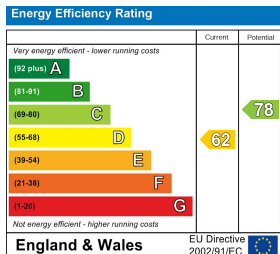
**Lower Ground Floor**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Otley & Ilkley -  
 01943 660002 <http://www.hunters.com>

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