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 3  1  2  E

Whetstone, West Chevin Road, Menston, LS29

£750,000



This delightful three bedroom semi detached farmhouse is set within an acre of land in a quiet location, and offers the perfect escape from the hustle and bustle of everyday life while still being conveniently located between Otley and Menston. On entering the house there is a spacious and welcoming porch, this then leads to a really lovely dining room featuring a wood burning stove, and a spacious storage room that interestingly would have been the original kitchen. The ground floor also benefits from a cloakroom, generous sitting room and modern kitchen, both with breathtaking views over the stunning rear garden and surrounding landscape. Upstairs, there are three well - proportioned bedrooms, two of which also benefit from impressive views, plus a beautiful modern family bathroom. Outside, there is a double garage and four stables. Planning permission has been granted for a detached property or to extend the existing house. This presents an excellent opportunity for those looking to expand their living arrangements or generate additional income from rental opportunities. The surrounding land is stunning, comprising beautiful lawns, established gardens and two patio areas.

Overall, this character property with stunning views and potential to extend, provides a unique opportunity for those seeking a comfortable, homely retreat in a beautiful setting.

Menston is a popular village community with excellent local facilities and exceptional transport links. The village offers local shops, post office, village pubs, additional recreational facilities, village park and train station. There are village amenities available locally and further amenities and schooling available throughout the area in neighbouring Otley, Ilkley and Guiseley.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

- THREE BEDROOM FARMHOUSE
 - DOUBLE GARAGE
 - ROW OF FOUR STABLES
- SET WITHIN JUST OVER ONE ACRE
 - FANTASTIC LOCATION
 - TRULY STUNNING VIEWS
 - LOVELY GARDENS
 - POTENTIAL TO DEVELOP
 - EPC RATING E









West Chevin Road, Otley, LS21

Total Area = 2512 sq. ft. (234 sq. m.)

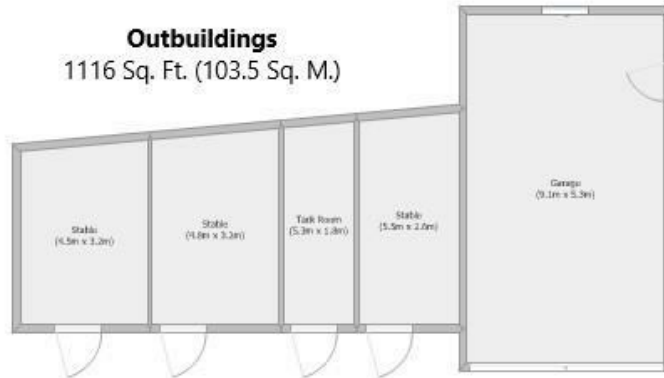
Ground Floor 807 Sq. Ft. (75 Sq. M.)



1st Floor 589 Sq. Ft. (54.5 Sq. M.)



Outbuildings 1116 Sq. Ft. (103.5 Sq. M.)



Please note, all measurements are approximate and are for display / marketing purposes only.

DIRECTIONS

From our Hunters Otley office join Burras Lane, at the end of the road turn left onto West Chevin Road, continue along until you get to the The Chevin Inn Pub that will be on your right, turn into the pub car park and the private driveway leading to the property is the first turning on your left through the car park.

AGENTS NOTES

TENURE: Freehold

Council Tax Band B, Bradford City Council

ADDITINAL 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	73
EU Directive 2002/91/EC		
England & Wales		

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