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Stables Cottage, Upper Esholt Farm, Chapel Lane, Esholt, BD17 7RE

This delightful three-bedroom Grade II Listed cottage is part of an exquisite barn conversion in the highly desirable Yorkshire conservation area of Esholt. Brimming with character, it showcases many original features including exposed beams and stripped floorboards. Overflowing with style, this exceptional property presents a rare opportunity, making an early viewing strongly recommended.

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Offers Over: £390,000



General Remarks

Stables Cottage is a unique and characterful three-bedroom home, nestled within this idyllic conservation area. Forming part of an impressive Grade II listed barn conversion, the property has been thoughtfully renovated and improved over the years to an excellent standard, including the installation of a stylish new bathroom in more recent times. The cottage retains a wealth of original features, beautifully blending period charm with modern comfort.

Planned over two floors, the accommodation comprises on the ground floor an open-plan kitchen and dining area, fitted with solid pine units and worktops, a Belfast sink, and floor-to-ceiling larder cupboards providing excellent storage, alongside a convenient W.C. At the rear, a beautifully presented reception space features a wood-burning stove, exposed character beams, spotlighting, stripped wooden flooring, and elegant French doors with flanking windows that open onto the rear garden.

On the first floor, an open staircase with a glass panel leads from the kitchen to the landing, which provides loft access via a drop-down ladder and showcases the stainless-steel flue from the wood-burning stove below. The first floor houses three bedrooms, including a master with fitted wardrobes and a useful storage cupboard, and a family bathroom fitted with a modern three-piece suite and shower over the bath. High ceilings, exposed beams, and a rear-facing Velux window enhance the sense of space and light throughout.

To the front, the property offers off-street parking for two vehicles, an EV charger, and a designated space ideal for a shed or workshop. The rear garden is a charming, cottage-style space, peaceful and quiet throughout the year, featuring a circular paved patio, steps leading to a raised patio area, mature planting beds, multiple seating areas, and a dry-stone wall adding character and charm - perfect for enjoying the Spring and Summer months.

Despite its tranquillity, Stables Cottage is conveniently located close to a range of amenities, restaurants, and shops, while still providing easy access to the nearby towns of Otley, Ilkley, and Guiseley, offering the perfect balance of convenience and peace.













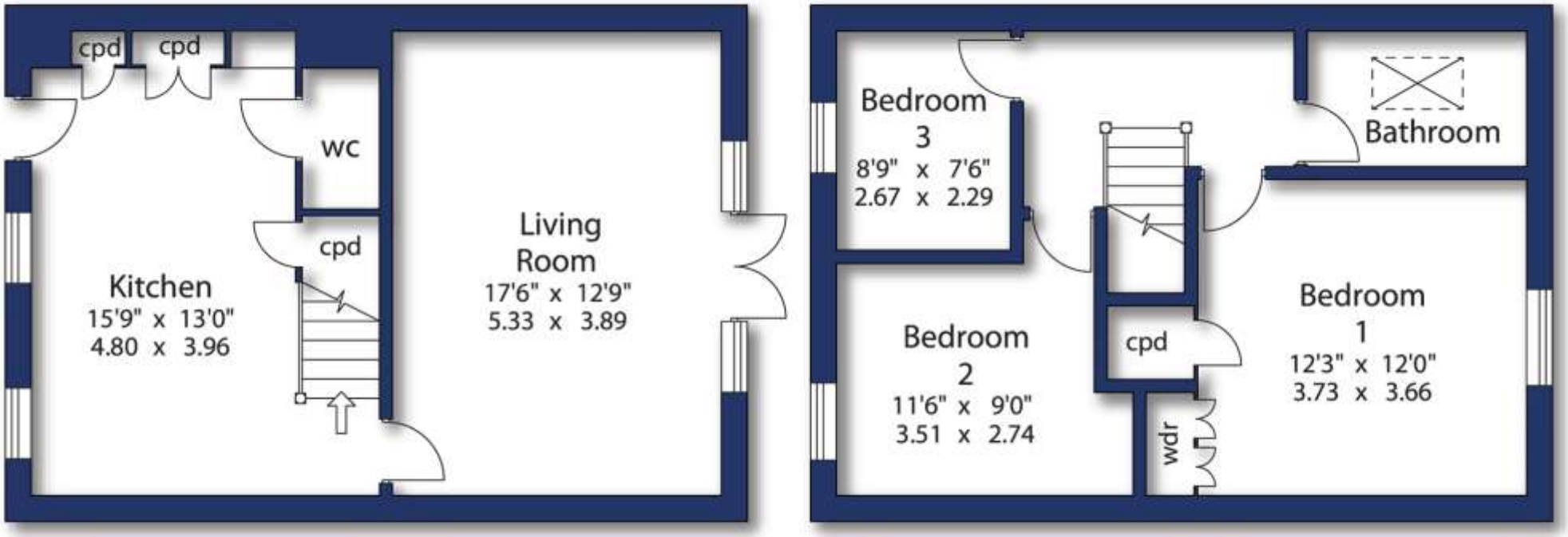








Floorplans



Ground Floor

First Floor

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Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield crossroads turn left into Station Road, continue along Station Road until you meet the junction with Otley Road (A6038) turn left onto Otley Road, continue up Otley Road which then becomes Hollins Hill, go through the traffic lights and turn immediate right onto Station Road, follow Station Road round onto Chapel Lane where the property can be found on the right hand side.

What3Words media.spoil.oval

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Two off-street parking spaces

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Upper Nhots Farm