



The Rafter, West Chevin Farm, Moor Top, Otley, West Yorkshire,

Having probably the finest views of a property in the Otley area, a substantial, beautifully appointed and imaginatively designed converted barn with roughly 2800 sq.ft. (267 sq.m) of space, including three substantial reception areas, a master bedroom with galleried portion and en-suite, three further bedrooms and two bath/shower rooms together with scope for further extension, with parking, gardens and land in all stretching to 0.75 acres, conveniently located for Otley, Guiseley and Menston.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB

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The Rafters, West Chevin Farm, Moor Top, Otley, West Yorkshire, LS21 3DH

Harrogate 11 miles, Bradford 11 miles, Leeds 12 miles miles (all distances approximate)

Guide Price: £895,000

- Stunning barn conversion
- Over 2800 sq.ft/267 sq.m. of living space
- Spectacular far reaching views
- Three large reception areas with scope for extension
- Four bedrooms, three bathrooms/shower rooms
- Gardens and land stretching to 0.75 acres
- Superb rural location convenient for Otley, Guiseley and Menston



General remarks

The Rafters is one of the most substantial and imaginatively designed converted barns offered for sale in Otley over recent years. It has a wonderful blend of the contemporary and traditional with the majority of the accommodation on the ground floor. There is further scope for reconfiguration and extension subject to the necessary consents.

As the photographs show, the living space is appointed and finished to an exceptional standard, and benefits from mains electricity, water and drainage with gas central heating and double glazing. It is approached by a central hallway leading to a substantial family kitchen, which in turn leads to a large games room and a lounge with stunning views over the town's rooftops the Wharfe valley. There is a ground floor bedroom with ensuite and two further bedrooms. A small flight of stairs leads to the master bedroom having an ensuite and walk-in wardrobe with stairs leading to a delightful galleried mezzanine. There is further scope for extension into a semi converted integral 'barn' area subject to the necessary consents.

The property forms part of a courtyard development and has parking facilities to the front whilst to rear are reconfigured gardens with lawns and a sitting out area to enjoying the stunning views, whilst steps lead down to a play area and approximately 0.75 acres of pastureland leading to the road.

The Rafters is strategically placed close to Otley Chevin and Otley centre with Menston village and railway station close by, plus the facilities in Guiseley a little further afield. Both primary and secondary schooling in the area are highly regarded and the West and North Yorkshire conurbations of Leeds, Bradford and Harrogate are readily accessible. The property is also conveniently placed for international travel with Leeds/Bradford International Airport sitting at nearby Yeadon.

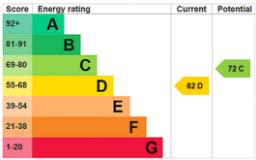
Floorplans



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Contact us

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Directions

From our office, turn right and immediately left up Burras Lane and at the T junction turn left onto Chevin Road. Follow the road through the trees turning left onto Moor Top and take the first left where the property will be found at the end of the courtyard development.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- All mains services, LPG Gas, double glazing and woodburner
- Off street parking

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](https://www.gov.uk/check-for-flooding-in-england)

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.

Dacres Ref: OTL250231 – TJU/H CJ/07.07.26(2)