



Yew Tree Farm, Farnley Lane, Farnley, Otley, LS21 2QH

One of the area's most exceptional period properties, fully restored to a superb specification, offering four bedroom, three bathroom flexible family accommodation boasting delightful landscaped gardens, recently built home office/ summerhouse delightful views overlooking the rolling hills of the Washburn Valley.

The Estate Office, 2-4 Bondgate, Otley
West Yorkshire, LS21 3AB
Tel: 01943 463321 **Email:** otley@dacres.co.uk

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Yew Tree Farm, Farnley Lane, Farnley, Otley, North Yorkshire, LS21 2QH

Harrogate 10.5 miles, Ilkley 16 miles, Bradford 11 miles, Leeds 13 miles (all distances approximate)

Guide Price: £1,100,000

Accommodation

- **Thoroughly updated and decorated to an exceptional standard**
- **Four bedrooms, two with en-suite facilities, three reception areas and superb breakfast kitchen**
- **Utterly charming landscaped gardens including an outbuilt modern home office**
- **Ample parking and stunning views over the surrounding countryside**
- **Land spanning 3.65 acres / 1.5 hectares (approx.) is available to purchase by separate negotiation**

General Remarks

The present owners of Yew Tree Farm should be commended on the quality and extent of the improvement work recently undertaken to this exceptional property which was formerly part of the Farnley Estate

This traditional farmhouse has a flexible layout with the majority of living space found to the ground floor and includes a wealth of original features. To the ground floor is a light and airy triple aspect drawing room with french windows to the garden area as well as a dining room, further sitting room and superb breakfast kitchen with an array of quality units and appliances.

There is a ground floor bedroom with en-suite facilities, WC and store/utility area plus a useful pantry.

To the upper storey are three further bedrooms of varying sizes one with en-suite facilities as well as the house bathroom.

As the photographs show both the house and grounds are beautifully maintained, enclosed by attractive dry stone walls which provide a boundary between the property and open fields.



Our vendors currently own an area of land opposite totalling approximately 3.65 acres / 1.5 hectares which is available to purchase by separate negotiation. Please contact us for more details.

Yew Tree Farm is approached via a discreet private drive serving just three houses with driveway providing ample parking. This beautiful home is positioned in a wonderful rural location in the beautiful Washburn Valley with stunning views over rolling countryside. Well placed for the bustling market town of Otley and the thriving spa towns of Ilkley and Harrogate are also not far away, providing an even wider range of shopping facilities, restaurants, cafes, bars, theatre and cinemas.

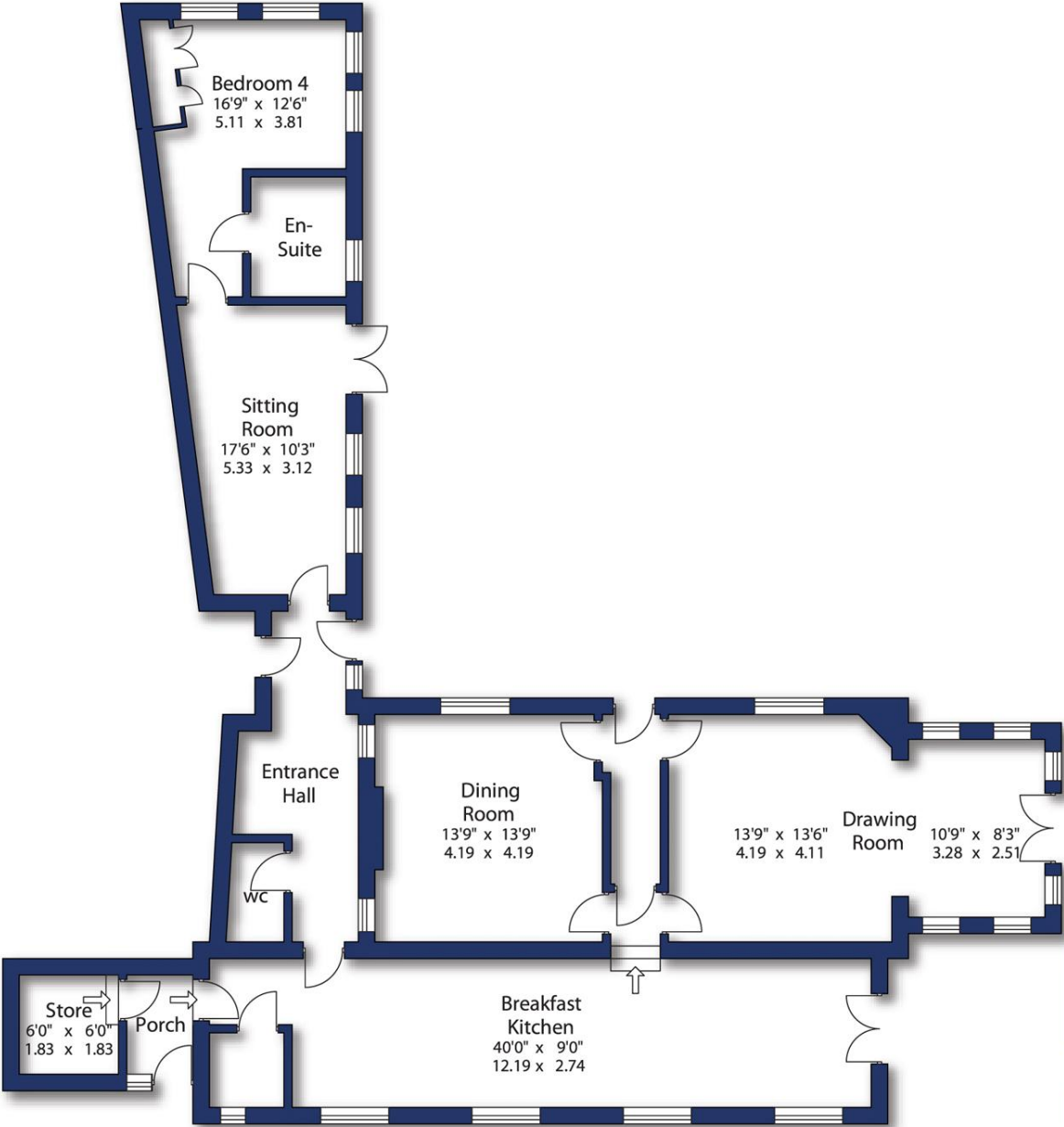
Transport links are most accessible with the closest train station being at Weeton which is approximately five miles away. This provides a regular service to Harrogate, York and Leeds. Leeds Bradford International Airport is roughly six miles away.



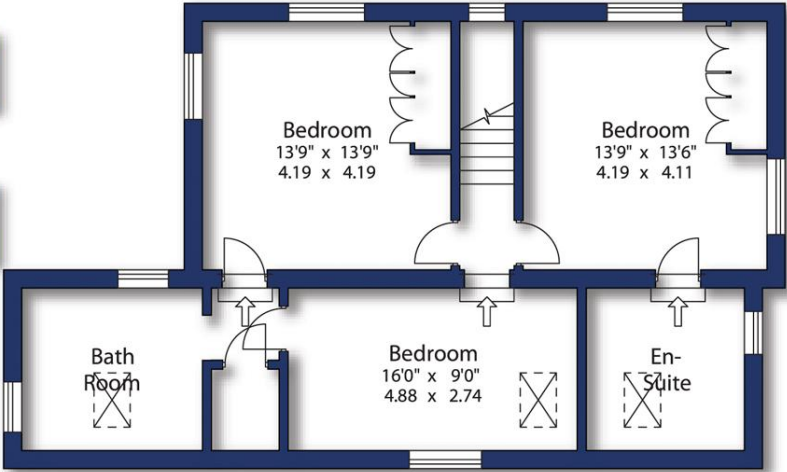




Floorplans



Ground Floor



First Floor



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

Contact us

01943 463321

otley@dacres.co.uk

Directions

Leave the centre of Otley in a northerly direction crossing the river and turn right into Farnley Lane. Follow this road out of the town and then turn left where signposted to Pateley Bridge. Continue to follow this road round the sharp left bend, then after the sharp right hand bend, the drive to Yew Tree Farm is the second on the left. What3Words origins.hairstyle.likening

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D
- Conservation/Area of outstanding beauty

Tenure, Services & Parking

- Freehold
- All mains services, underfloor heating and wood burning stove
- Ample 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](#)

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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