



Tower Cottage, The Tower Drive
Pool in Wharfedale, Otley, West Yorkshire

For the finer things in property.



Tower Cottage

The Tower Drive

Pool in Wharfedale

Otley LS21 1NQ

An architect designed, four-bedroom detached property with a garden gym, enjoying countryside views, located close to local amenities.

Otley 3.5 miles, Guiseley 6.4 miles, Harrogate 9.9 miles, Ilkley 9.9 miles, Leeds 10.1 miles, Bradford 11.5 miles, Weeton station 3.5 miles (Leeds 25 minutes, London Kings Cross 2 hours 54 minutes), Leeds Bradford Airport 4.0 miles, M621 (Jct. 3) 10.7 miles, A1(M) (Jct. 45) 10.8 miles

Entrance hall | Sitting room | Office | Kitchen/dining room | Cloakroom | 4 Bedrooms, 1 en suite | Family bathroom | Garden | Garage | Gym EPC rating B

The property

Designed by renowned architect Simon North and built by the current owners in 2017, Tower Cottage is a modern, energy-efficient family home, built using SIPs construction with triple glazed windows and a mechanical ventilation system. The property offers light-filled accommodation arranged over two floors which both enjoy underfloor heating. Configured to provide an ideal family and entertaining space and featuring a wealth of full-height glazing to maximise the stunning views, the ground floor accommodation flows from a welcoming entrance hall with useful modern cloakroom. It comprises an extensive 26 ft. central kitchen/dining room with a range of contemporary wall and base units by Clarity Arts, including a large central island with breakfast bar, modern integrated appliances including Siemens induction hob and oven and a Quooker tap, leading to a door to a well-proportioned office. The dining area features full-height glazing and a door to the terrace, with a step leading up to

a generous sitting room with patio doors to the terrace. A spacious adjoining fitted utility room with built-in storage and a door to the front aspect completes the ground floor.

On the first floor the property provides a contemporary family bathroom and four double bedrooms. These include a principal bedroom with full-height glazing and a fitted dressing room, and two bedrooms with vaulted ceilings and feature full-height or arched glazing.

Outside

The property is approached over a tree-lined private driveway providing private parking for numerous vehicles and giving access to a generous single garage, again with Siberian Larch cladding, and a Tesla EV charger. The well-maintained part-walled enclosed garden is laid mainly to lawn bordered by mature shrub beds and features a link-attached garden gym with Siberian Larch cladding, with double doors to the garden and a large wraparound paved terrace with a gazebo-covered seating area with open fire, ideal for entertaining and al fresco dining.

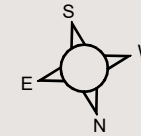
Location

Located in Lower Wharfedale, the scenic village of Pool in Wharfedale (commonly known as Pool) offers day-to-day amenities including a church, local shopping, a Post Office, public house, petrol station, sports/social club, dog park and popular primary school, all bordered by superb walks onto Otley Chevin, Almscliffe Crag or Arthington Viaduct, or down to the River Wharfe. Located on the river, the historic market town of Otley has a wide range of shopping, service and recreational facilities together with primary, secondary and grammar schooling. Communications links are excellent: the A1(M) gives direct access to the north and south of the country and the motorway network, Weeton station offers regular services to regional centres including Leeds with links to London Kings Cross, and Leeds Bradford Airport offers a wide range of domestic and international flights.





Floorplans Tower Cottage, The Tower Drive, Pool in Wharfedale
 Main House internal area 1,975 sq ft (183 sq m)
 Garage internal area 182 sq ft (17 sq m)
 Outbuilding internal area 114 sq ft (11 sq m)
 Total internal area 2,271 sq ft (211 sq m)
 For identification purposes only.



The area offers a wide range of independent schools including Moorlands, Gateways and the Grammar School at Leeds and The Froebelian School.

Directions

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General

Local Authority: Leeds City Council, +44 (0)113 222 4444

Services: Mains gas, electricity, water and drainage. Gas-fired and underfloor heating; mechanical ventilation heat recovery system.

Council Tax: Band F

Tenure: Freehold

Offers Over: £950,000

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

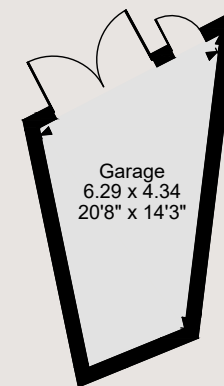
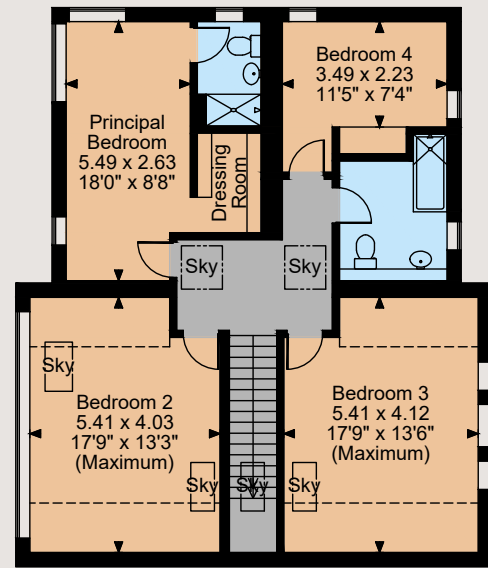
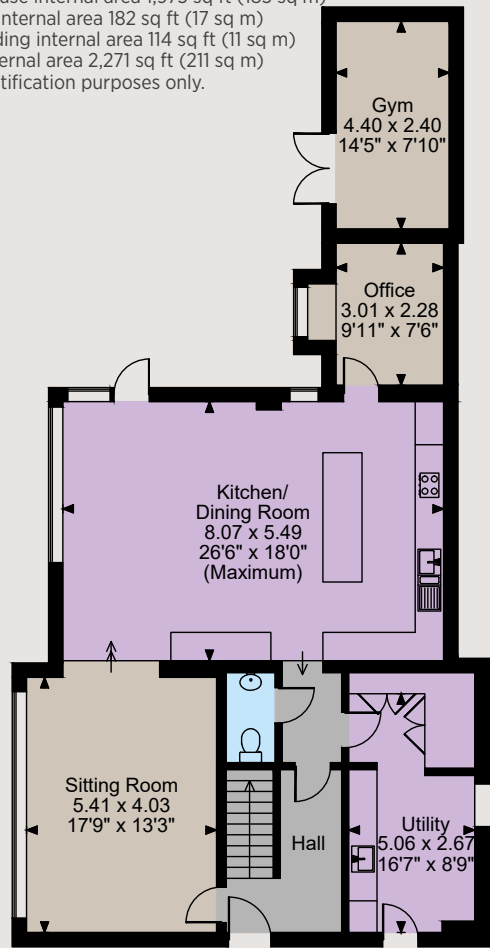
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