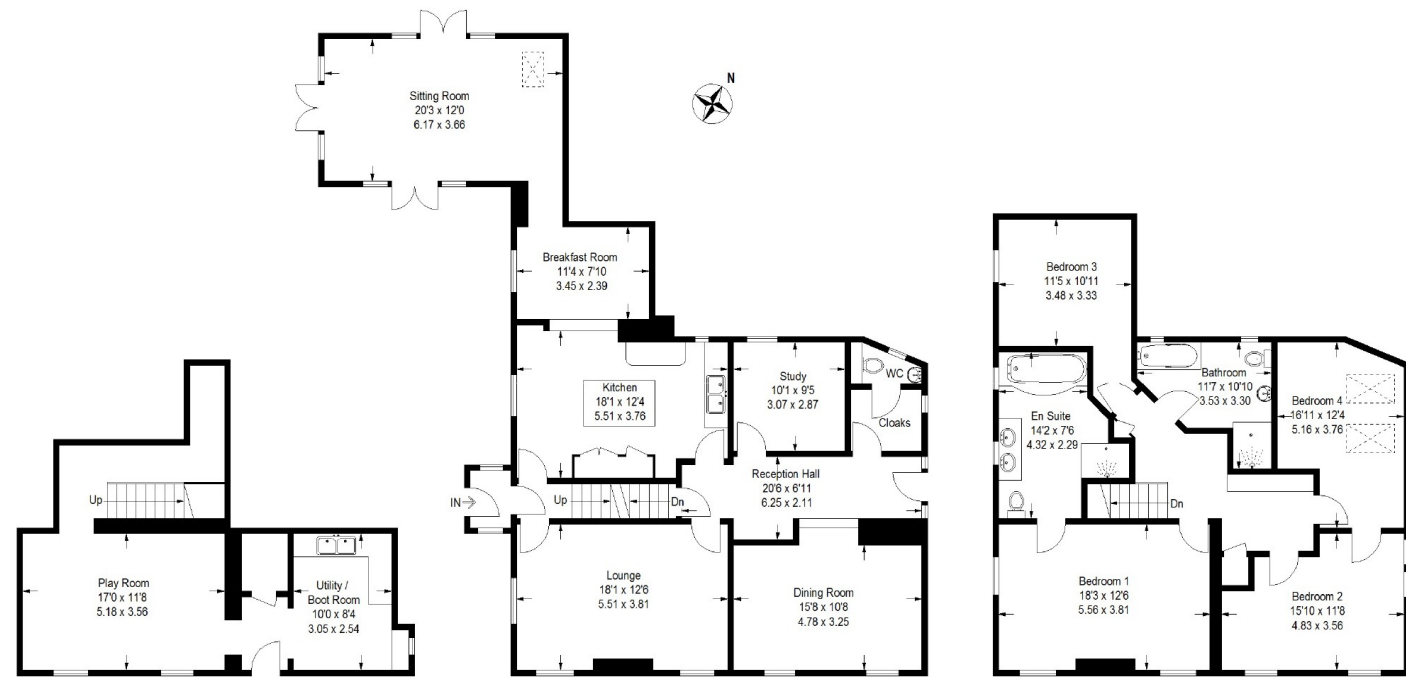


Approximate Gross Internal Area = 273.2 sq m / 2940 sq ft



Basement = 46.3 sq m / 498 sq ft

Ground Floor = 126.2 sq m / 1358 sq ft

First Floor = 100.7 sq m / 1084 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From Harrogate, take the Otley Road (B6162) towards Beckwithshaw. After approximately 2 miles at a mini roundabout, turn left into Church Row and continue through Beckwithshaw. Follow the B6161 Otley Road through to the village of Leathley, taking a left into Stainburn Lane. Continue on the road where 'West Winds' can be found on the left hand side.



West Winds, Stainburn Lane, Otley

£1,100,000

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#HomesNotHouses





West Winds, Stainburn Lane, Leathley, Otley, West Yorkshire,  
LS21 2LF

 5  4  2

'West Winds' is a 4 bedroom Georgian detached house standing in a fabulous elevated position overlooking open countryside stretching towards Otley Chevin. The house sits in about 3.5 acres of formal gardens and adjoining paddocks and has the benefit of two double garages.

This splendid home with double glazed windows and oil fired central heating comprises in brief. Main Reception Hall with cloaks/wc. Living room with dual aspects overlooking open countryside and a period open stone fireplace. Dining room with parquet floors, ceiling cornice and views towards open fields. Study. Hand built breakfast kitchen, black granite work surfaces, recessed appliances, range cooker and marble tiled floors. Elevated views looking over the gardens. Steps rising up to the breakfast room. Vaulted sitting room with parquet floors, French doors leading out onto the gardens and feature flagged sun terrace. Wall lights. Lower ground floor basement. With a playroom and utility room. First floor landing, master bedroom one with en-suite bathroom with twin wash hand basin, oval bath, walk in shower finished in marble tiling. Three further bedrooms

and house bathroom, separate walk in shower, complemented in marble tiling. Outside gates lead to a large sweeping driveway. Two separate double garages providing secure parking for 4 vehicles. Formal family lawns to the front of the property. With stone steps rising up to a large flagged sun terrace which enjoys spectacular panoramic aspects towards the Otley Chevin. There are about 3.5 acres of adjoining paddocks with post and rail fenced boundaries.

Leathley offers tranquil countryside surroundings with the convenience of being within easy access of the nearby towns of Harrogate and Otley. The Spa town of Harrogate in particular offers a wide range of restaurants, leisure facilities and boutique shopping, along with attractions such as Betty's famed Tea Rooms and the 200 Acre Stray Parkland. Some of the finest schools in the area are within a short commute. The market town of Otley is about 6 minutes by car and offers a wide range of shops and stores including Sainsburys, Asda & Waitrose. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 15 miles away.



**Bus**  
Otley Bus Station 3.0 miles by car.



**Main Roads**  
M1 16.4 miles



**Train**  
Harrogate 8.2 miles  
Weeton 4.6 miles



**Airport**  
Leeds Bradford 6.1 miles

**Fixtures & fittings**  
All fixtures and fittings are to be negotiated separately.

**Services**  
All mains services are connected. The property has an oil fired central heating system.

**Rating Authority**  
Harrogate Borough Council Tax Band H

**Tenure**  
Freehold