



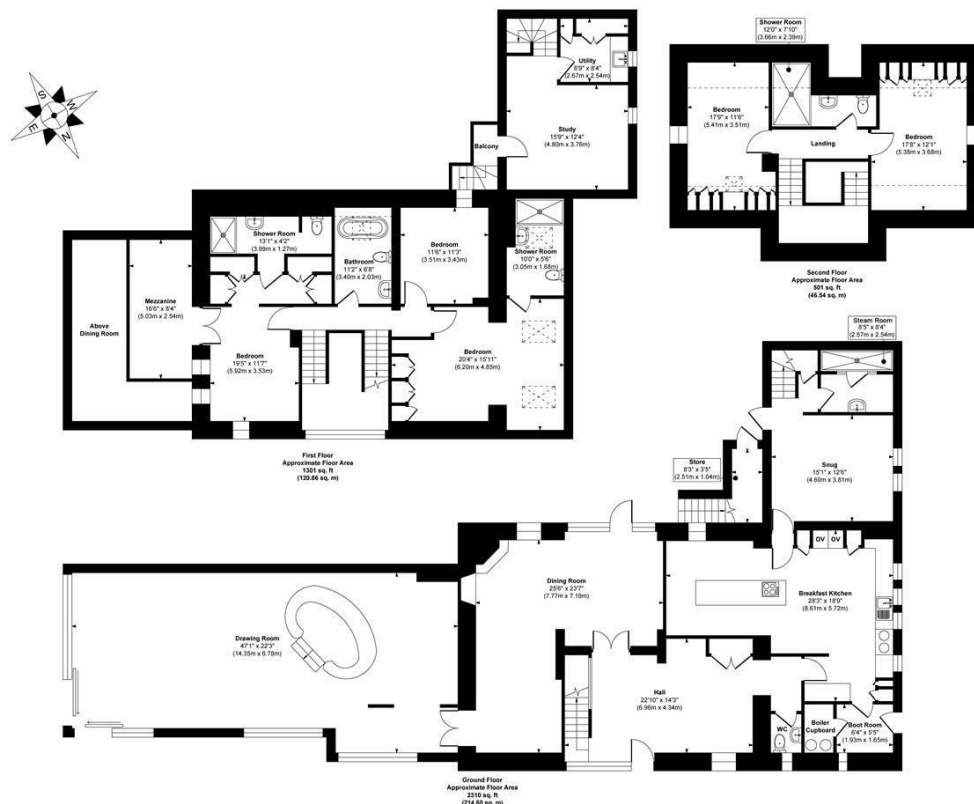
THE OLD BARN, MAPLE GRANGE ILKLEY ROAD OTLEY, LS21 3DW

£1,850,000
FREEHOLD

Tucked away on a beautifully private 2.25-acre plot, this exceptional 4,500 sq. ft. barn conversion blends striking architecture with luxury finishes throughout. From the dramatic entrance hall to the showstopping kitchen and multiple entertaining spaces, every detail has been thoughtfully designed - inside and out.

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Approx. Gross Internal Floor Area 4112 sq. ft / 382.00 sq. m

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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