



Manor Farm
Cottage
BLUBBERHOUSES





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Surrounded by open countryside as far as the eye can see, Manor Farm Cottage offers an idyllic lifestyle. A former barn, sympathetically converted in the 1990s, it's located along a quiet country lane between Thruscross and Fewston reservoirs, just a few miles from the famous Bolton Abbey. The popular market town of Otley and the historic spa towns of Ilkley and Harrogate are also just a short drive away.

COME ON IN...

A wooden gate, set within the stone wall which encloses the gardens, gives a picture-perfect access to this delightful cottage. The stone-flagged path directs you to the sun-trap patio area, tucked behind raised flowerbeds filled with vibrant colours and fragrant flowers as Manor Farm Cottage envelops you in countryside charm.



"The top of the garden, beneath the Silver Birch, is the best place to enjoy the very last rays of the day on a summer evening."



SUNNY SPACES...

The sitting room can be found on the right side of the central hallway, where a stone fireplace houses a wood-burning stove, perfect for hunkering down on chilly winter evenings. During the summer months the sunlight pours in through the dual-aspect windows, creating a bright and light space with a view across the Washburn Valley to the dam at Thruscross Reservoir in the distance.



Across the hallway is a flexible room, currently a fantastic study with two windows that have a lovely view of the gardens. It offers a wonderful vantage point for spotting birds in the trees and insects buzzing in the flowers as you contemplate your work. This could also be used as a formal dining space, a playroom for the children or grandchildren or an additional guest bedroom.



HEART OF THE HOME...

So much more than just a kitchen, this room at the rear of the property is a family room. There is space for comfortable sofas, casual seating and a dining table for the whole family. A roof lantern and ceiling spotlights ensure this room is bright and welcoming all year round. Glazed French doors lead to a courtyard garden out to the side - an excellent spot to enjoy a peaceful coffee in the early morning.

Treated oak covers the floor to give this high-traffic room a natural, hardwearing surface. White wooden kitchen units are fitted to one corner of the room with a central island that provides additional storage and workspace. There is a grill and combi oven fitted with an electric hob and extractor fan above, as well as a dishwasher and fridge freezer. The useful utility room houses the washing machine and the oil central heating boiler.





“There is no better way to wake up in the morning than with the sunlight streaming in and enjoying a cup of tea in bed as you watch the birds.”



TIME FOR BED...

Climb the staircase and you will find three spacious and bright bedrooms, each with windows looking out over the gardens and large beams in the ceiling, adding to the home's character. The principal bedroom has built-in wardrobe storage and an en suite shower room. There is a double-sized walk-in shower, fully tiled in modern grey marble effect tiling and a skylight in the ceiling for natural light. The wash hand basin and WC are fitted within a vanity unit with a matching wall cabinet for extra storage.

The second bedroom also has built-in wardrobe storage with a central beam across the ceiling. And finally, the third bedroom has two lovely windows offering a garden view from the bed.

The house bathroom has a bath with a shower above it, a wash hand basin in a vanity unit and a WC.





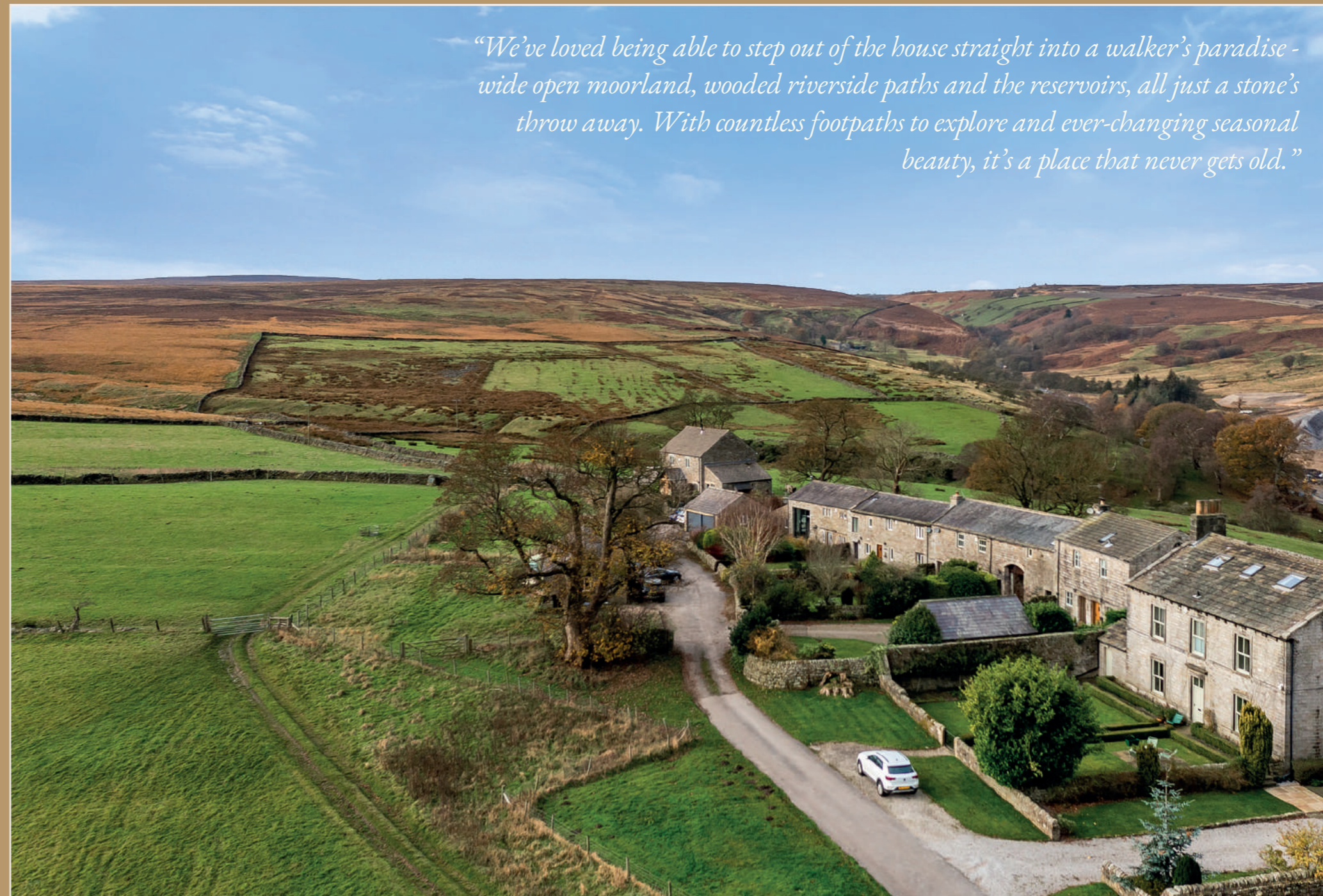
OUTSIDE...

The front garden is enclosed by a traditional stone wall with bushes and hedges along one side for added greenery and privacy.

At the rear of the cottage is a courtyard area, with a small farm track that runs along the boundary, infrequently used by walkers or the local farmer on a quad as she tends to her sheep in the fields beyond. This also gives excellent access to the moor.



There are two parking spaces with the property in front of the garage, which is double-sized and has power, light and running water. This practical feature ensures you have ample space for your vehicles and even room in the rafters for additional storage if you need it, making everyday life more convenient.



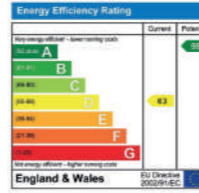
“We’ve loved being able to step out of the house straight into a walker’s paradise - wide open moorland, wooded riverside paths and the reservoirs, all just a stone’s throw away. With countless footpaths to explore and ever-changing seasonal beauty, it’s a place that never gets old.”

FINER DETAILS

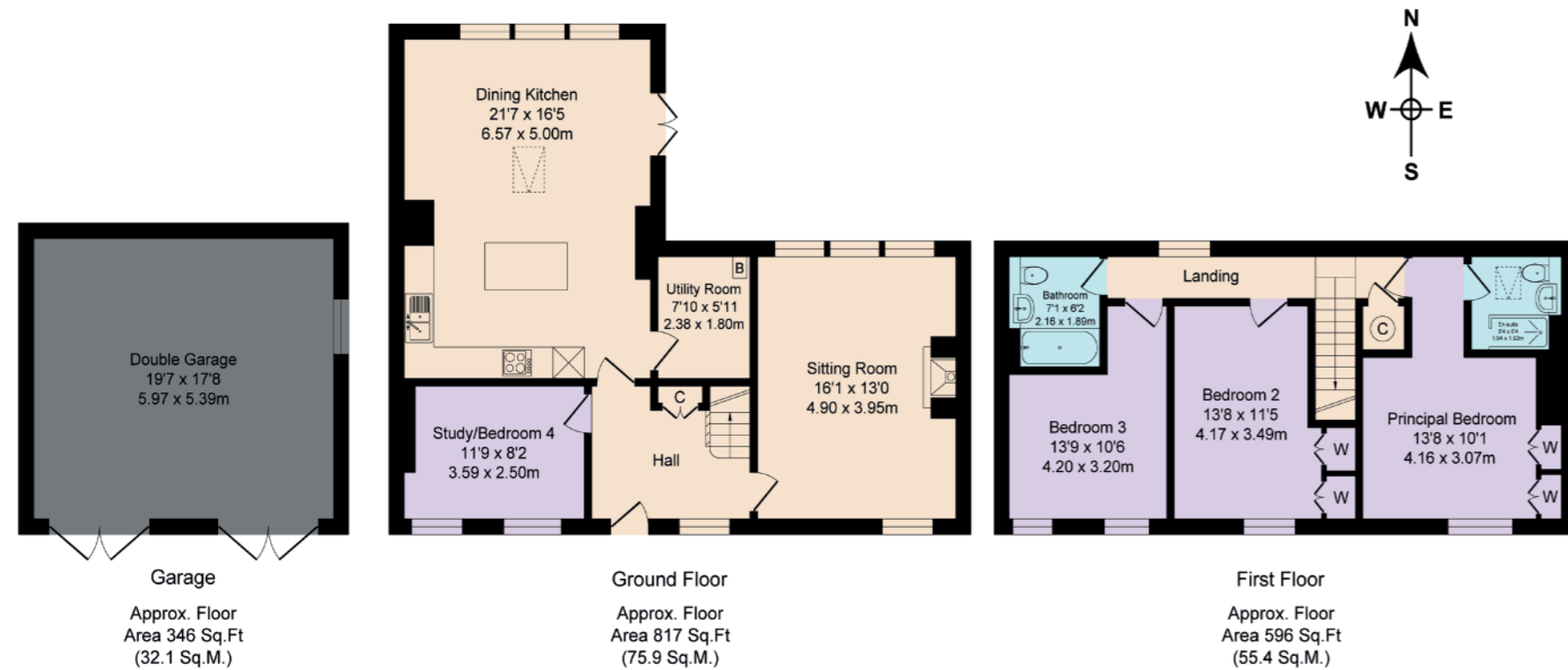
- Period barn conversion
- 3 or 4 bedrooms
- 2 bathrooms
- Large open plan kitchen diner
- Double garage
- Chain-free
- Stunning views over surrounding countryside
- Set within Nidderdale Area of Natural Outstanding Beauty
- Stone's throw from Fewston Reservoir
- 20 minutes to Harrogate, Skipton, Ilkley & Otley

Manor Farm Cottage

BLUBBERHOUSES

Manor Farm Cottage, Blubberhouses
 Total Approx. Floor Area 1759 Sq.ft. (163.4 Sq.M.)
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
 Mackenzies Farm Shop



CHEMIST:
 Otley



FAVOURITE PLACE TO EAT:
 Mackenzies Farm Shop



PUB:
 The Timble Inn



LOCAL SCHOOLS:
 Askwith Community Primary (Outstanding); Ilkley Grammar School (Outstanding)



WALK:
 Footpath at the rear of the home leads straight onto Blubberhouses Moor



POI:
 So much local wildlife in the vicinity, which can be seen from through the windows or in the gardens

