



Guide Price £500,000

Old Pool Hall is a fine stone-built Georgian residence which forms part of one of the village's oldest period homes and is Grade II Listed owing to its unique structure with a number of original features. It offers a flexible spacious internal layout requiring imaginative modernisation to create a lovely home of considerable charm.

There is a manageable enclosed garden, lawned with patio to the rear and car parking on the cobbled courtyard in the discrete cul-de-sac to the front. A fine stone entrance opens to a small inner vestibule with the breakfast kitchen off to the left having built-in units, appliances and granite work tops. Interconnecting door to the dining room with beamed ceiling, ornate period fireplace, multi fuel stove and access down to the vaulted cellar. The sitting room, a cosy room has a multifuel stove and double doors lead to the sun lounge with French double doors and further single door opening to the rear patio and garden.

A side entrance vestibule leads to a study and in turn the utility room which incorporates a separate toilet. There are three double bedrooms on the first floor, two with en suites, two further bathrooms and a store/study. An additional attic bedroom on the second floor has a dressing room/further study. The accommodation is offered with a gas-fired heating system and some of windows are double glazed.

Please view our local video tour at; davidphillip.co.uk - Pool in Wharfedale, which is a most sought after and conveniently located village south of Harrogate, east of Otley and west of Leeds, offers local amenities including a post office/store, the White Hart public house and a highly regarded primary school which currently feeds to Prince Henry's Grammar school in Otley.

This great location is just 9 miles north of Leeds, 10 miles from Bradford and is within short driving distance of the fashionable spa towns of Harrogate and Ilkley as well as the traditional historic market town of Otley, offering more extensive daily requirements with Waitrose, Asda and Sainsbury supermarkets approximately 3 miles away. There are regular bus services within just a short walk, the Leeds/Bradford International Airport is nearby at Yeadon and the railway stations at Horsforth and Weeton enjoy main line links to York, Harrogate, Leeds and beyond.





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