



## Stocks Hill House, 42 Main Street, Menston, Ilkley

A wonderful opportunity to acquire a substantial stone built character home dating back in parts to the late 18th Century which has recently been significantly improved, set in the heart of Menston village.

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## Stocks Hill House, 42 Main Street, Menston, Ilkley, West Yorkshire, LS29 6LL

Bradford 9 miles, Leeds 12 miles, Harrogate 14 miles (all distances approximate)

**Guide Price: £825,000**

- Wonderful period home dating back to the late 18th Century
- Most generously proportioned
- Four double bedrooms
- En suite to master bedroom
- House bathroom with shower facility
- Two large reception rooms
- Breakfast kitchen with appliances
- Guest WC and utility room
- Great size plot with gardens to three sides
- Driveway parking and double garage
- Central village location



## General remarks

A charming individual stone residence dating back in parts to 1790 which has been significantly improved to now offer a substantial family home with a wonderful blend of character and contemporary style. The windows and doors have been replaced with timber framed double glazing by Patchett Joinery (Bradford) with accoya timber and the vendors have 'future proofed' the property by upgrading the heating and hot water system in readiness for an air source heating system.

The accommodation comprises to the ground floor; a side entrance leads into a light and airy entrance hall with a sweeping original staircase to the first floor with a Brintons velvet carpet, and an understairs cupboard. Doors lead off from here to all the principal rooms. The sitting room has a bay window overlooking the side garden and fitted shelving to one wall. The living/dining room is a light and airy room having dual aspect windows, including a bay window overlooking the garden. The kitchen is equipped to a high standard by Adams Tebb of Skipton, incorporating bespoke curved units to complement the characterful curved walls within the building. The wall, base and drawer units have granite working surfaces over, fitted appliances include a double oven, hob, extractor, fridge and dishwasher. There is a separate dining area with a bay window along with a walk in pantry. From the inner hallway there is a generous size utility room with a built in cupboard, Belfast sink and plumbing for an automatic washing machine. There is also a guest WC.

On the first floor the landing leads to the master bedroom, another lovely light room with dual aspect windows. The modern ensuite shower has a double step in shower enclosure. There are three further double bedrooms all having fitted wardrobes, with the two at the rear having doors leading out to the wonderful sun terrace.

Outside, at the front of the property, the driveway is secured by a five bar gate and provides parking for several vehicles and gives access to the oversized double garage which has an up and over door (the current owners have plan drawings for converting part of it into living space). The front garden is low maintenance being mainly paved with Yorkshire stone flags whilst the generous garden at the side is lawned with mature shrubs and flower borders, all enclosed by well established trees and bushes. At the rear of the property there is a large courtyard garden which has well stocked raised beds, a pleasant seating area that benefits from a south facing aspect.

Menston is an understandably a popular village found on the edge of the Wharfe Valley, only a short drive from the local towns of Ilkley, Otley and Guiseley. Whilst the preceding offer a comprehensive range of amenities, Menston has its own local facilities too with everyday shops, a primary school, popular park and churches of a number of denominations. There is also a choice of pubs/restaurants and a variety of sports clubs. The village has a railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford.

# Floorplans



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## Directions

On entering the village of Menston from the direction of Ilkley and Otley, continue straight on at the roundabout to the traffic lights, turn right into Bingley Road and then follow this road round to the right into Main Street. The property will be found on the left hand side. What3Words: somebody.those.upward

## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band F

## Tenure, Services & Parking

- Freehold
- The property is located within the Menston conservation area
- All mains services installed with gas fired central heating
- Garage and off street driveway parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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