



## Cote House, Windermere Avenue, Menston

A wonderful opportunity to acquire this substantial four bedroom detached home in a generous corner position with fabulous views over open countryside.

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Ilkley, LS29 7ND

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## Cote House, Windermere Avenue, Menston, Ilkley, West Yorkshire, LS29 6NR

Ilkley 5 miles, Leeds 11 miles, Harrogate 14 miles (all distances approximate)

**Guide Price: £850,000**

- Spacious, detached family home enjoying delightful rural views
- Three generous reception rooms & large conservatory
- Dining kitchen with walk in pantry & utility off
- Ground floor bedroom & en-suite, three further double bedrooms, one en-suite, plus shower room
- Stunning wrap around gardens



## General remarks

A wonderful opportunity to acquire this substantial, four bedroom detached home in a generous corner position with fabulous views over open countryside.

Cote House is a deceptively spacious character home which has been beautifully maintained by the current owners. The very versatile accommodation comprises on the ground floor a covered storm porch with double doors leading into the entrance hall which has wood effect flooring, an understairs storage cupboard and guest WC. The lounge is at the front of the property and has a wooden fireplace with marble slips and an inset multi fuel stove. There are windows to the front and side elevations with the front having lovely distant views. The dining room is also at the front of the property and has a deep bay window with distant views and alcove shelving to either side of the chimney breast.

The kitchen is at the rear of the property and has a range of wall, base and drawer units with granite working surfaces over. Appliances include a Rangemaster stove, dishwasher, fridge and freezer. There is also a very handy breakfast bar with seating room under. There is a window to the rear along with access to the rear porch. The utility room is a great size and has windows to the side elevation, Belfast style sink and plumbing for a washing machine. There is also a very useful walk in pantry.

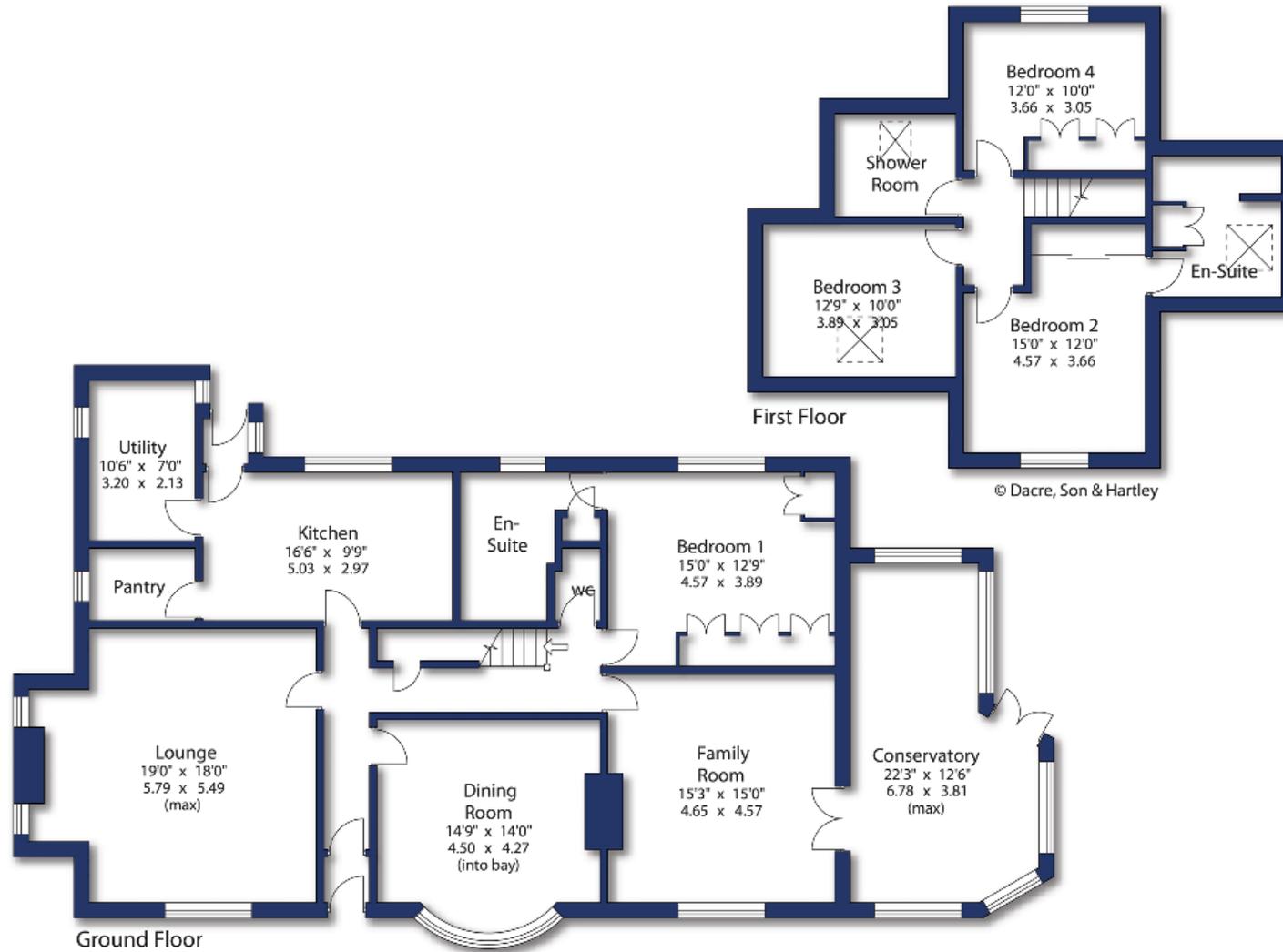
Also on the ground floor is a family room which has a window to the front elevation and a fireplace which houses a gas fire. Double doors lead from here into the conservatory, another great size space taking in the views over the garden and beyond.

The master bedroom is on the ground floor and has built in wardrobes and cupboards. It also has the benefit of an en suite wet room which has an open shower with a glass screen, WC and vanity unit. On the first floor, bedroom two has fitted wardrobes and a window to the front elevation with panoramic views towards the moors. The dressing room and en suite shower room has fitted cupboards, a step in shower, vanity unit and WC. A Velux window brings in a good deal of natural light. There are two further double bedrooms that have use of the shower room which has a double shower enclosure, vanity unit and WC.

Outside, the gardens are a spectacular feature of this lovely home as they wrap around the entire property. A block paved driveway provides parking and gives access to the oversized detached single garage which has a remote control shutter door. Power and lights are connected and there is useful storage in the loft area.

At the front of the property steps lead down to a paved seating area and extensive lawn. There is a large ornamental pond and further raised seating area as well as a large variety of mature shrubs and bushes along with raised flower beds. A further paved seating area can be found at the rear.

# Floorplans



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Standing on the edge of Wharfedale, just a short drive from the local towns of Ilkley and Otley, Menston has long been one of the area's more popular village communities - understandably so given its convenience for the West Yorkshire business traveller coupled to accessibility to lovely open countryside. The village offers a broad range of amenities including local shops, sports clubs, pubs/restaurants and an excellent primary school. The location of the property gives easy access to other outstanding primary and secondary schools both state and private. There is also a 'Metro' railway station from where there are frequent services throughout the day into Leeds, Bradford, and nearby Ilkley.

### Directions

What3Words [commented.newsprint.canyons](https://www.what3words.com/)

### Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

### Tenure, Services & Parking

- Freehold
- All mains services are installed with gas fired central heating
- Garage and 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](https://www.gov.uk/government/collections/check-for-flooding-in-england)

### 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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