



The Cottage, 66 Main Street, Burley in Wharfedale

This striking, stone built Georgian home, dating back in parts to the 1750s and set in a prominent position in the heart of Burley in Wharfedale, offers substantial accommodation with the benefit of an extensive walled rear garden and attached triple garage. The property has been particularly well maintained by the current owners, who have created a stunning family home.

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66 Main Street, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7DF

Ilkley 4 miles, Leeds 13 miles, Harrogate 14 miles (all distances approximate)

Guide Price: £1,250,000

Accommodation

Ground floor: entrance porch, reception hall, inner hall, drawing room, family room, dining room, dining kitchen, utility room, wc. First floor: landing, master bedroom with dressing room off, four further double bedrooms, bathroom, shower room. Outside: formal garden to front, extensive garden to rear, attached triple garage and store.

General Remarks

This most versatile and generously proportioned accommodation comprises, on the ground floor an oak entrance door which leads into an entrance porch then into the grand reception hall which has the original parquet floor and fireplace with inset range style fire and Delft tiling as well as a sash window to the front elevation.

The inner hallway has an ornate turning staircase to the first floor and a useful storage cupboard which has a 'secret' access to the vaulted cellar below.

The dining room is steeped in character, having the original oak panelling to the walls, a grand fireplace with a stone insert, original parquet floor and stone mullion windows to the front elevation with leaded detail.

The large dining kitchen is traditional in style with a range of bespoke Shaker style wall, base and drawer units with granite working surfaces over. In pride of place is the five oven Aga which operates all year round and has a Delft style tiled back. There are sash windows to the front and rear elevations with the rear having views over the garden. This room is complemented with wood effect Amtico flooring.

A door leads into the side entrance and a personal door to the triple garage. At the rear of the property is the guest WC and a very useful utility room.

The family room at the rear occupies the lower floor of a rotunda extension thought to have been added in the Regency era and has an ornate fireplace, deep cornicing, moulded surrounds and ceiling height window overlooking the garden with original working shutters. Behind an original panelled mahogany door is a useful china cupboard, matching the other doors to the entrance of this room and the drawing room.



The substantial drawing room has an ornate fireplace with an inset dog grate fire and Delft tiled surround along with two windows to the front elevation and double French doors leading to the rear garden. Built in bookcases and alcove shelving and storage cupboards complete this generous size room.

On the first floor the landing has ornate coving and mouldings and leads to all the bedrooms. The master suite occupies the upper floor of the rotunda and has an ornate fireplace and a rounded bay window with original working shutters and views over the garden. A large dressing room has a number of fitted wardrobes and a vanity unit with a marble top and inset wash hand basin.

There are four further double bedrooms on the first floor, all with windows to the front elevation, and three having original fireplaces.

The house bathroom is a good size, having a four piece suite including a step in shower and a vanity unit with twin basins and marble top. There is a further separate shower room off the landing.

Outside, at the front of the property there is a stone flagged garden which is enclosed by low stone walling and abundant lavender borders along with ornamental box hedging.

The rear garden is a most unique feature of this wonderful home. There is an extensive lawn which is enclosed by the original walls. Planted borders contain a variety of mature shrubs and flowers. A rear gated access onto Iron Row is believed to have been the original front entrance to the property.

The vast triple garage has sliding door which were custom built to replace the originals. There is also a very useful store attached which leads to the garden.







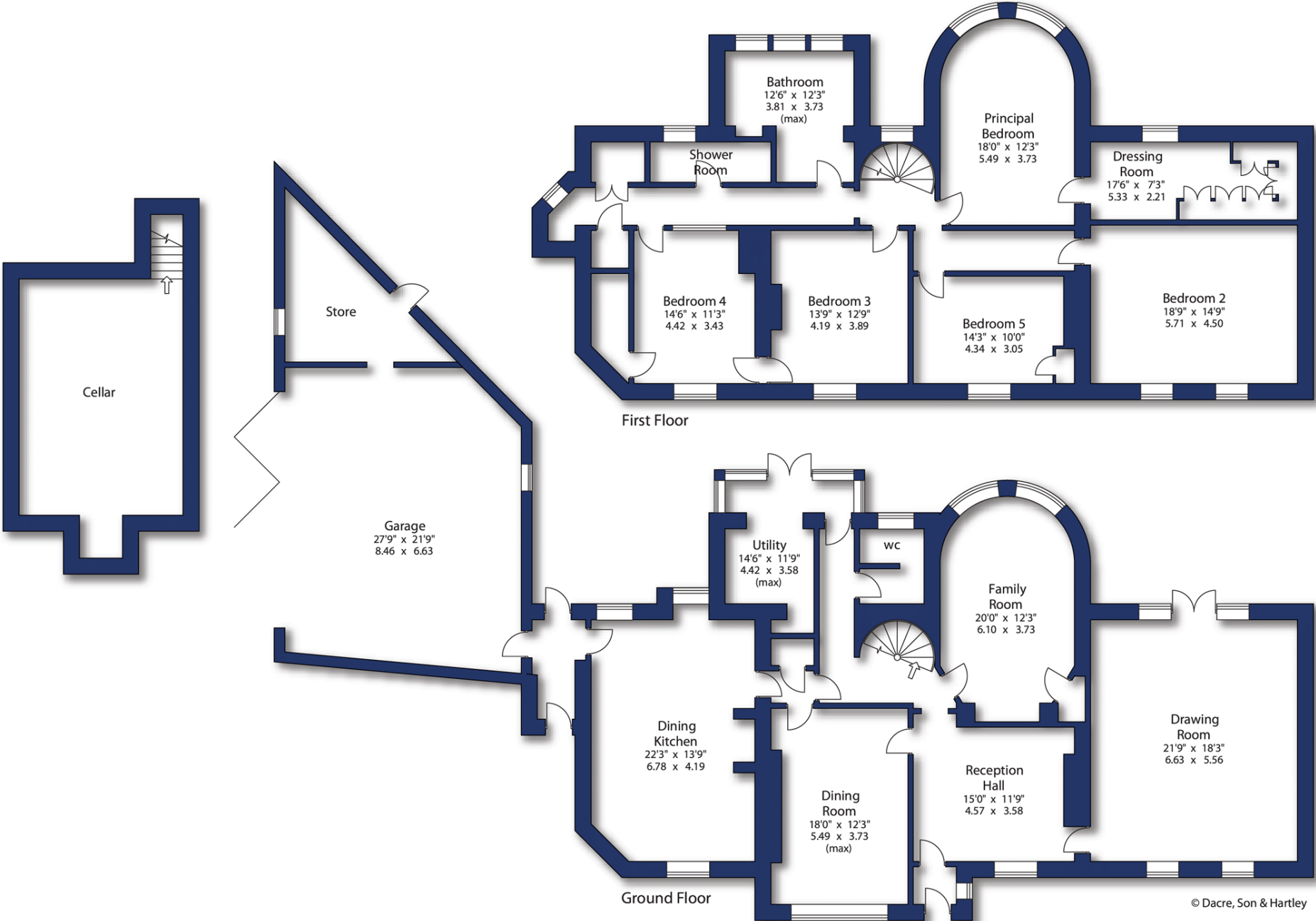








Floorplans





This stunning period house sits in a fantastic position, in the conservation area, in the heart of Burley in Wharfedale. This very popular village retains a broad range of everyday amenities including local shops, primary schools, churches of a number of denominations, choice of pubs/restaurants, and sports clubs. From the village "Metro" railway station there are frequent services throughout the day to the cities of Leeds and Bradford, as well as the nearby town of Ilkley.

Directions

From our office on Station Road, proceed down to the mini roundabout and turn right onto Main Street. Proceed over the next roundabout by the Red Lion pub. The property will be found after a short while on the left hand side, just after Iron Row and Arlo Cafe. What3Words deliver.finders.tissue

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is set within a conservation area
- All mains services are installed with gas fired central heating.
- Attached triple garage

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/organisations/department-for-environment-food-rural-affairs/publications/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.

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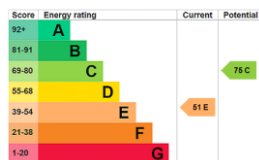
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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