

The Gables

— Burley in Wharfedale, Nr Ilkley —

*A fine early twentieth century home,
basking in contemporary style*

DACRE, SON & HARTLEY
EST. 1820

Patrick McCutcheon FNAEA







A LUXURIOUS HOME

Ground Floor: Entrance Hall; Reception Hall - a spacious and welcoming introduction to The Gables with its own seating area having an elegant bay and a return staircase off with feature glass wall overlooking the wine cave; Sitting Room, approached by double doors from the Reception Hall and with an attractive feature fireplace and bow window; Living Room, open plan to the Sitting Room and thus creating a wonderful entertaining space - a broad square bay window overlooks the principal gardens; Breakfast Kitchen fitted with a comprehensive range of eye and base storage cupboards as well as integrated appliances including a four oven AGA. Generous central island, with integrated seating for the breakfast area; Family Room - a free flowing space easily accessed from the Kitchen; Garden Room - a relatively recent edition with large windows flooding this room with light and offering beautiful views onto adjoining countryside; WC and Coats Room.

Lower Ground Floor: A more practical area of the house providing: - Playroom/Gym; A pair of stores; Utility/Laundry with Boiler Room off; Cellars.

First Floor: The elegant rising staircase leads to a spacious landing with further staircase off. Principal Bedroom Suite offering sumptuously appointed living with a luxury ensuite Bathroom, extensively fitted Dressing Room and characterful Principal Bedroom designed to make the most of the far-reaching views; two further double Bedrooms; feature House Bathroom.

Second Floor: Two further double Bedrooms along with a beautifully appointed contemporary Shower Room.

Outside: The Gables stands amidst delightful gardens, the whole site extending to around 0.564 HA (1.393 acres). Remote control gates open onto a gravel driveway which in turn lead to an expansive gravel finished parking court with double garage off having adjacent stores. Sweeping grounds are predominantly lawned and include well stocked borders and mature specimen trees - all in all a delightful place in which to relax and play.









GENERAL REMARKS



LEEDS 14 Miles | ILKLEY 4 Miles | HARROGATE 14 Miles

The sale of The Gables offers an exciting opportunity to acquire a most endearing family home, dating from a period of elegance and grace yet equipped and presented to an impressively high contemporary standard. The property retains much of its original character whilst offering free flowing, light filled living space.

With four large reception rooms grouped around an impressive hallway and a superb living kitchen - the latter very much the "heart of the home".

The first and second floors offer generous bedrooms including a stunning principal suit - all of this set amidst beautiful landscaped grounds affording privacy and views, and yet only a few minutes walk from Burley station.

With its vibrant sense of community Burley offers a thriving village atmosphere supported by a broad provision of every day amenities including local shops, sports clubs, a couple of primary schools as well as a number of pubs and restaurants. The village even has its own 'metro' railway station, positioned within easy walking distance of The Gables, from where there are frequent services into the local cities of Leeds and Bradford, with regular onward connections throughout the day from Leeds to London Kings Cross - with some trains taking little more than a couple of hours to reach the capital. Leeds Bradford International airport is around 10 miles away.



SURROUNDED BY
SOME OF THE FINEST
COUNTRYSIDE IN
THE REGION

The surrounding countryside, River Wharfe and rugged moors offer many an opportunity for stunning walks and other rural pursuits including road cycling and mountain biking. Nearby Ilkley is an elegant former Victorian Spa town, whilst Otley has its roots embedded in the local agricultural community and retains a regular market within the picturesque square. Each town offers an excellent choice of retail, social and recreational amenities with Ilkley in particular renowned for its first-class shopping environment where 'High Street' stores rub shoulders with a colourful mix of independent shops. There are comprehensive dining opportunities, from fine dining to family favourites, along with a local cinema, theatre and the Winter

Gardens which regularly host popular performances. The town is home to Ilkley Grammar School, although a number of private schools for children of all ages are within comfortable travelling distance. Numerous local clubs cater for traditional sports such as hockey, cricket, rugby, tennis and golf.









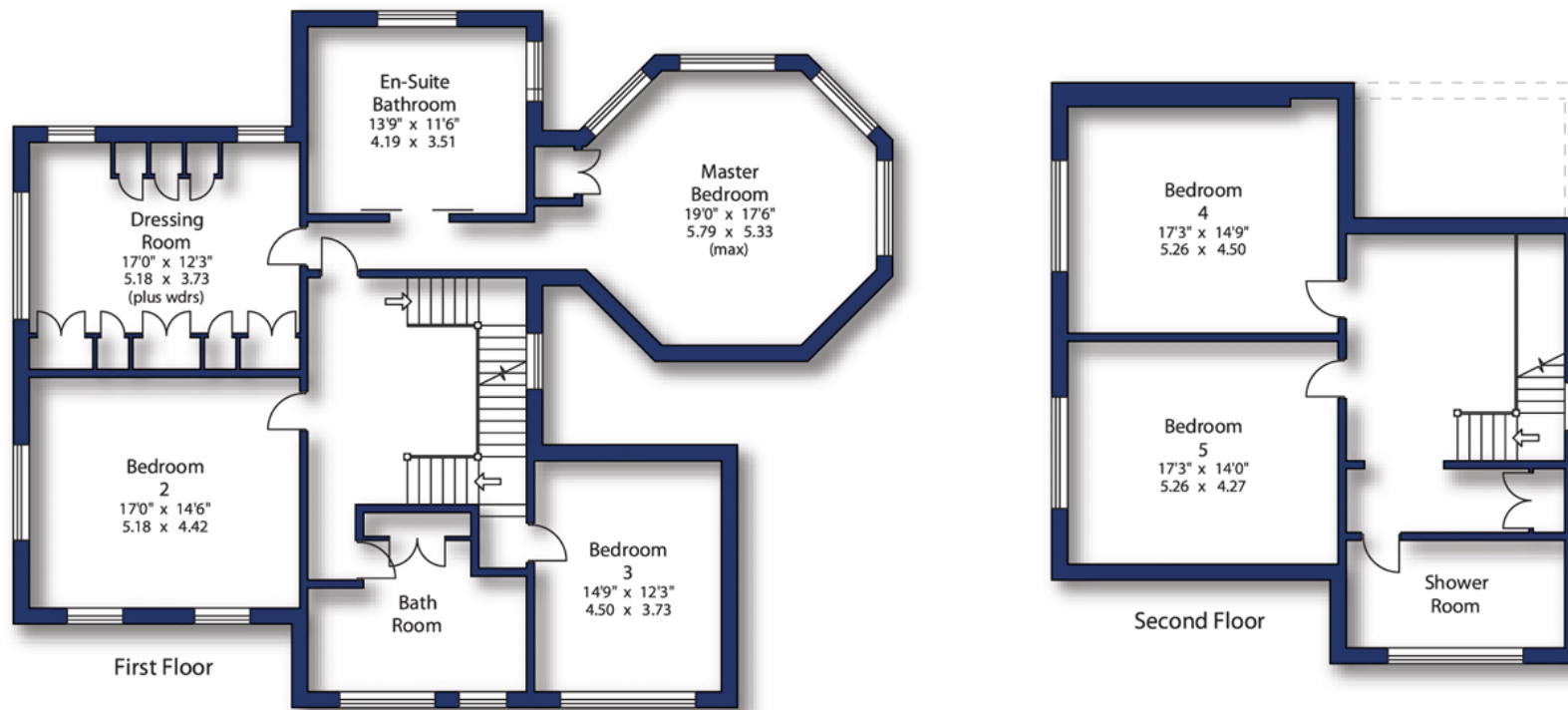


A LUXURIOUS
HOME FOR
THE MOST
DISCERNING OF
BUYERS





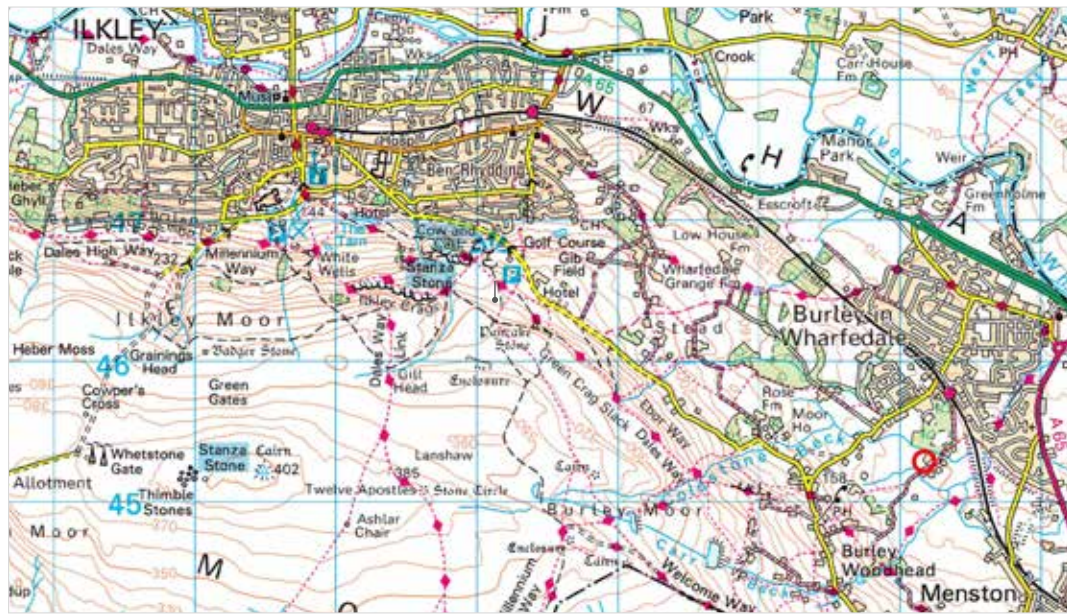
FLOORPLANS



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DIRECTIONS

If entering Burley from Ilkley proceed to the village centre and turn right at the mini roundabout on to Station Road. Continue ahead passing beneath the railway bridge and turn almost immediately left on to Hag Farm Road. Proceed for around 400 yards, following the road around to the right and the entrance to The Gables will be found on the right.

VIEWING

Please contact the sole agent's Ilkley Office on **01943 600655**. Alternatively, Patrick McCutcheon can be reached on **07801 522184** or by e-mail pjm@dacres.co.uk

LOCAL AUTHORITY & COUNCIL TAX BAND

The City of Bradford Metropolitan District Council, Hall Ings, Bradford, West Yorkshire, BD1 1HX

Council Tax Band H

TENURE

Freehold. Hag Farm Road is a private road.

SERVICES

Mains electricity, water and gas are installed. The property is heated by

a gas fired boiler which also provides domestic hot water. Drainage is to a private system.

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 <https://check-for-flooding.service.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. Extensive information on

all of our properties can be viewed online at www.dacres.co.uk

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 £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.

REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to

use any alternative provider), Dacre, Son & Hartley reserves 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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