

Harrison Robinson

Estate Agents



The Wheelhouse Corn Mill Lane, Burley in Wharfedale, LS29 7DP
£995,000

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GROUND FLOOR

The immaculately presented, family accommodation with GAS FIRED CENTRAL HEATING, AND DOUBLE GLAZING and with approximate room sizes comprises:

Reception Hallway

A solid oak door opens into a bright and spacious hallway with tiled flooring. Light floods in through two floor-to-ceiling, south facing windows, which overlook the charming patio area. There is ample space to sit and relax or welcome friends and family. A stone surround frames an original, heavy pine door and opens into an inner hallway with a flight of carpeted stairs to the first floor.

Cloakroom

Fitted with a traditional style, low-level w/c and square, Belfast style basin, white, brick effect tiling to the splashback, downlighting and tiled flooring.

Utility Room

10'9" x 7'10" (3.3 x 2.4)

Off the hallway is a separate, spacious utility room with tiled flooring, stainless steel sink and drainer with mixer tap and space and plumbing for a washer and tumble dryer. There is ample room to kick off shoes and boots and hang up coats after a long walk in the surrounding countryside. Downlighting, central heating boiler.

Living Dining Kitchen

27'10" x 22'3" (8.5 x 6.8)

Wow! A half-glazed door from the inner hallway opens into the absolutely stunning living kitchen, the true heart of this family home, a wonderful eclectic mix of original features and on point contemporary styling. One's eyes are drawn to the heavy oak beams, exposed stonework and various pieces of original ironwork, all blending seamlessly with gloss ceramic floor tiles, modern lighting and a bespoke, 'unfitted,' Shaker style kitchen, with hand painted, cream cupboards with light granite worksurfaces over incorporating a double Belfast sink, which sits under an arched window affording aspects over the millrace and garden. Matching pale grey, hand-made, ceramic tiles to the splashback. Pride of place is given to an amazing, 'Wolf' stainless-steel American range cooker, just the thing to bring the MasterChef out in all of us. Further handmade cupboards incorporate a stainless-steel fridge/freezer and microwaver. A solid oak centre island with a matching granite worksurface incorporates a Gaggenau wine fridge and warming drawer. There is ample space for a large dining table and steps lead up to a delightful, relaxed seating area. The living kitchen is galleried with a custom hand-made balustrade by Tom Heys with steps leading down to:

Study

34'1" x 6'10" (10.4 x 2.1)

A half-glazed door from the inner hallway opens to a flight of hand carved, stone stairs. One has many sensory inputs flooding into your mind, the exquisite balustrading by Tom Heys, light flooding through the timber, sash windows, fitted with colonial style shutters, solid oak flooring and the exposed stonework with marks where the millstone wore the stone away, original ironwork. The oak flooring continues through into the study area where one finds exposed stone walling, original, heavy beams, two traditional style radiators and a log burning stove, all complemented with a Juliette balcony giving aspects over the garden and millrace and French doors opening to the garden with magnificent, cast-iron, external shutters, again the handywork of Tom Heys. This is a wonderful spot to work from home.

Sitting Room

27'2" x 16'8" (8.3 x 5.1)

An opening in the stonework from the study leads to a flight of carved, stone stairs with the continuation of the bespoke balustrading leading down to the spacious sitting room,

perfect for entertaining, having marble, tiled flooring with underfloor heating. A log burning stove stands on a stone hearth with a heavy, stone mantle over. Arched, sash windows allow ample natural light and afford aspects over the garden. Again, heavy industrial beams and exposed stonework continue the mill theme. One's eyes are immediately drawn to the stunning, preserved, mill machinery with original cogs, gears and wheels on display behind glass. Useful under stairs storage cupboard.

FIRST FLOOR

Landing

Carpeted stairs from the inner hallway lead up to a spacious landing giving access to three double bedrooms, all served by en suites.

Bedroom Two

20'4" x 14'9" (6.2 x 4.5)

A contemporary, solid oak door opens to a truly bright and spacious, double bedroom, benefitting from three, large, sash windows with colonial style shutters, affording views over the garden and millrace. The industrial theme is continued with two heavy, original beams with various iron fixings. Spotlights. There is an area suitable for a desk or dressing table. Carpeted flooring and radiators. Door opening into:

En-Suite

Featuring a contemporary suite comprising walk-in shower with glazed screen, separate hand shower and drench shower over, pebble effect tiling to the flooring. Exposed beams, inset vanity basin with marble top and cupboards below. Fully tiled flooring and walls with inset mirror, low-level w/c and downlighting.

Bedroom Three

13'1" x 13'1" (4 x 4)

A further spacious, double bedroom again with a pair of arched sash windows and colonial shutters. Carpeted flooring and radiators. Feature timber beam. Contemporary, oak door to:

En-Suite

A spacious, four-piece bathroom suite comprising a walk-in shower with glazed screen, separate hand shower with drench shower over, tiling to the shower area, a panel bath with mixer tap with telephone style hand shower, a vanity unit incorporating a marble top with inset basin and twin taps and a low level w/c. Tiling to the floors and splashbacks, chrome towel radiator, downlighting and feature timber beam.

Bedroom Four

15'1" x 8'6" (4.6 x 2.6)

From the landing steps lead down to a further landing with two large windows leading to a boutique style bedroom with solid wood flooring. Light floods in through a window and rooflight. A cleverly designed wall mirror opens to the:

Dressing Room

Wow - fitted with high quality cabinetry including hanging rails and shelving with lighting leading through to:

En-Suite

Beautifully presented, comprising a large, walk-in shower area with glazed screen and attractive wall and floor tiling. Low level w/c with concealed cistern and granite hand basin set in a vanity unit with granite surface with black and copper wall mounted taps and mirrored splashback. Bespoke, wooden wall panelling, downlighting, solid wood flooring and copper, ladder, heated towel radiator.

SECOND FLOOR

Tel: 01943 968 086

Landing

From the landing, further stairs with a continuation of the handmade, wrought-iron balustrading lead to a second-floor landing. Light floods in through two rooflight windows. Doors give access to two further bedrooms, both with en suites, and a walk-in dressing room.

Master Bedroom

28'6" x 14'1" (8.7 x 4.3)

A solid, oak door opens to the spacious master bedroom, a true haven of peace and calm. Set within the room apex, the room is adorned with exposed beams and roof trusses, carpeted flooring, two traditional style radiators. Rooflights and two windows afford natural light. This room is very special. A timber sliding door opens to:

En-Suite

With a large, fully tiled walk-in shower with glazed screen and drench shower. Pedestal washbasin with feature tiling to the splashback and low-level w/c. Downlighting and wooden flooring. This truly charming space is again enhanced with exposed beams and roof trusses, making it very special. A window affords natural light.

Bedroom Five

6'10" x 11'1" (2.1 x 3.4)

Last but not least a double bedroom with solid wood wall panelling amongst original timber beams. Wood effect tiled flooring, roof light. With access to:

En Suite

A stunning, four-piece en suite with low level w/c with concealed cistern, hand basin with brushed chrome, wall mounted, mixer tap and deep-fill bath with freestanding mixer tap with shower attachment. Walk-in shower with thermostatic drench shower plus additional shower attachment and breeze block style wall tiling with concealed lighting. Wood effect tiled flooring, downlighting, exposed beams, wooden wall panelling.

OUTSIDE

Parking

Electric iron gates open to a flagged parking area with further parking to the side of the lane. Steps lead down to:

Patio

A delightful, south facing patio area. Privacy is maintained by stone walling. This is a charming space in which to sit out and relax or enjoy al fresco entertaining. There are many features of the original mill with iron wheels attached to the stone walling and an original, stone grinding wheel inset to one wall. A handpump feeds a stylish water feature.

Gardens

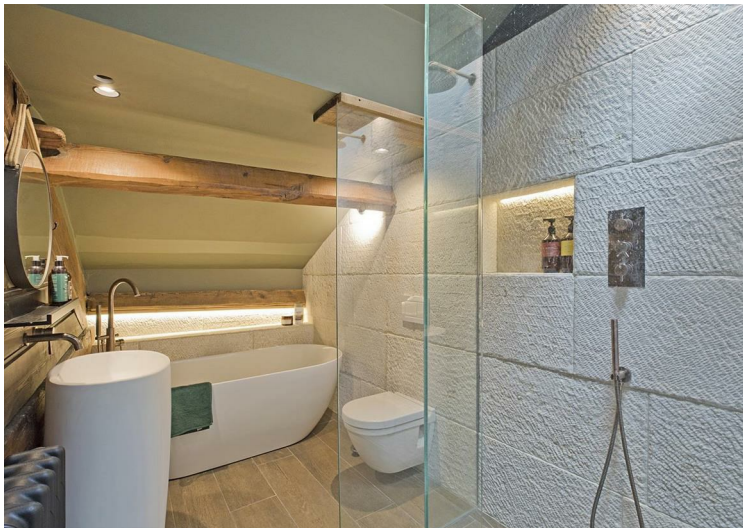
Steps lead down to further private patio areas and a charming, arched bridge leads over to a spacious, lawned area of landscaped garden with mature borders, banks and walling. From the garden one can see the true majesty of this historic building. The cobbled millrace flows down from the millpond and the delightful sound of flowing water creates a very soothing atmosphere whilst relaxing. We understand that kingfishers are often seen around the millrace. This is a truly idyllic place.

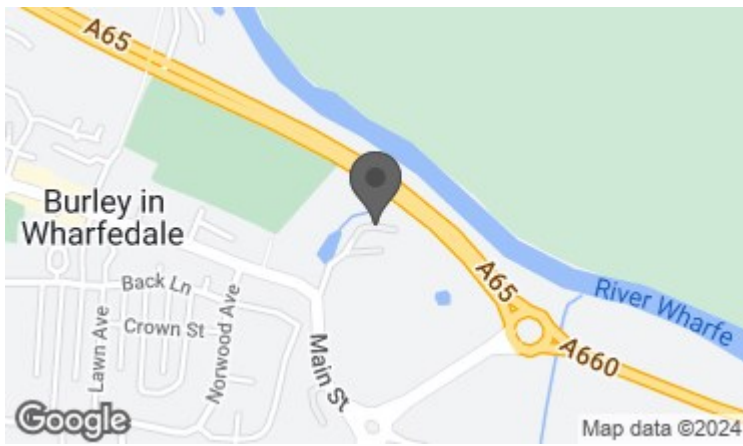
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

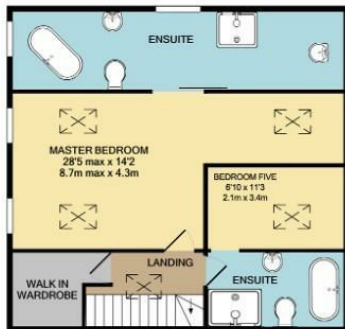




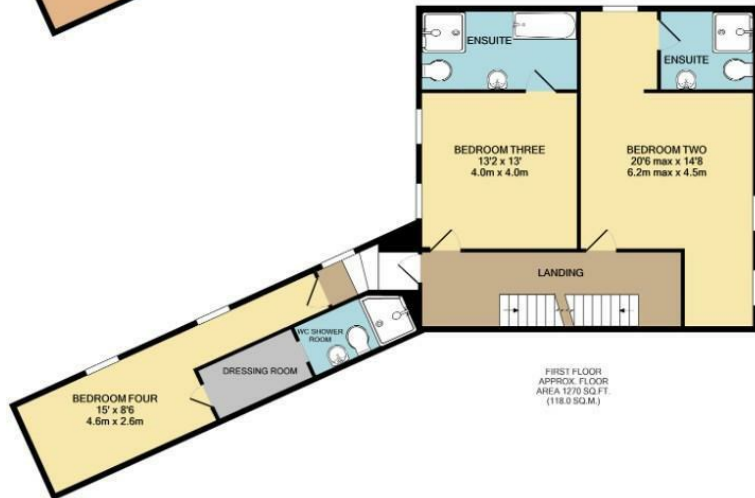
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 772 SQ.FT.
(71.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1269 SQ.FT.
(117.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1270 SQ.FT.
(118.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4049 SQ.FT. (376.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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