

# Harrison Robinson

Estate Agents



**The Coach House Ben Rhydding Drive, Ilkley, LS29 8BA**

**Price Guide £1,350,000**

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### Reception Hall

A multi-paned, half-glazed porch leads to a large, sturdy entrance door, which in turn opens into a most spacious, welcoming entrance hallway with stone flagged flooring and room for several items of furniture. This is a wonderful space in which to greet friends and family. Two multi-paned, UPVC double-glazed windows allow natural light to flood in and a further multi-paned window accentuates the bright atmosphere. Downlighting. Doors open into the principal rooms.

### GROUND FLOOR

#### Drawing Room

22'10" x 17'1" (6.96m x 5.23m)

Double doors open into an elegant reception room of most generous proportions, ideal for entertaining, with solid wooden flooring. A large window affords a splendid view over the Wharfe Valley with two further windows to the south facing elevation allowing natural light to flood in. One's eyes are immediately drawn to the magnificent stone fireplace and hearth with open fire - a fabulous, focal point and one can imagine the warm, homely atmosphere this would create on a cold winter's evening. Coving, two ceiling roses and two radiators with attractive covers.

#### Sitting Room

21'4" x 11'10" (6.52m x 3.63m)

A further spacious reception room enjoying fabulous views across the valley. A built-in, bespoke bookcase is ideal to house your library. A marble fireplace with marble hearth and cast iron open fire is an attractive feature and a great spot for relaxing with a good book. Three multi-paned windows again allow the natural light to flood in. Carpeting, cornicing and two ceiling roses. Radiator and cover. Sliding patio doors open directly onto a large, flagged patio, ideal for al fresco entertaining.

#### Dining Room

22'6" x 10'11" (6.86m x 3.35m)

A tremendous space where one can imagine many happy occasions spent with friends and family. Stripped wooden flooring. Dado rail, ornate cornicing and ceiling rose. Radiator and cover. Space for a large dining table and serving hatch into the adjacent kitchen. Step down into a traditional styled orangery with deep, oak window sill and tiled flooring. Double French doors open out onto the flagged patio, perfect for summer pre-dinner drinks and an opportunity to savour the stunning Wharfe Valley views. Radiator. Seating area. Open into:

#### Breakfast Kitchen & Garden Room

22'8" x 11'8" (6.91m x 3.56m)

A delightful breakfast kitchen with bespoke, hand painted, soft grey, timber base and wall units having granite work surface and upstands over. A large Rangemaster double oven range with five burner gas hob over stands

within a chimney breast with ornate, carved timber surround and tiled splashback. Further integrated appliances include an under counter fridge and freezer and a washing machine. A stainless-steel circular sink and drainer with monobloc tap has been strategically positioned to make the most of the breathtaking, Wharfe Valley views whilst washing up! Three pendant feature light fitting, serving hatch, suspended ceiling with downlighting and practical, tiled flooring. A wrought iron, spiral staircase leads to the loft area. The kitchen opens into the garden room, which allows natural light to flood in and affords a continuation of the spectacular Wharfe Valley views.

#### Cloakroom W/C

A good-sized cloakroom fitted with a traditional style pedestal washbasin with traditional style taps and low-level w/c. Tongue and groove panelling to half height, tiled flooring and radiator with cover. Two multi-paned windows with opaque glazing allow for ample natural light.

#### Inner Hallway

A spacious, carpeted hallway designates the distinction between living and bedroom accommodation. Linen storage cupboard with space for a tumble drier. Two windows with opaque glazing and three further multi-paned windows make for a bright atmosphere. Downlighting and radiator.

#### Master Bedroom

18'4" x 10'9" (5.59m x 3.30m)

A most spacious and elegant room - a haven of peace and calm, benefitting from stylish, bespoke, fitted wardrobes. A double-glazed, multi-paned window affords a lovely aspect over the expansive, south facing garden. Radiator and carpeting.

#### En suite

14'0" x 7'6" (4.27m x 2.31m)

A beautifully appointed, recently fitted, bespoke bathroom comprising of an inset bath having a central mixer tap set in a marble surround and a large, soft grey, panelled vanity unit housing an oval basin with mixer tap set in a matching marble surface giving ample room for storage with fitted mirrors over. Low-level w/c. Further bespoke fitted wardrobes with mirrored doors enhance the storage options created in this stunning Master suite. Double, chrome, ladder, towel radiator. Carpeting, downlighting and a single glazed window with secondary glazing to the side elevation.

#### Bedroom Two

17'11" x 11'8" (5.48m x 3.56m)

A further immaculately presented, generous, double bedroom with two large, timber windows framing the stunning, far reaching, countryside views. Picture rail, carpeting and downlighting.



### Shower Room

14'0" x 10'0" (4.27m x 3.06)

A beautifully presented shower room comprising of a large, fully tiled, walk in shower cubicle with glazed door and mains thermostatic shower and an elegant, bespoke, vanity unit with oval washbasin, mixer tap and granite surface with useful storage cupboards and shelving. Low-level w/c. Black, mirrored, tiled floor, downlighting, large wall mirror and tall, chrome, ladder, towel radiator.

### Bedroom Three

11'10" x 10'0" (3.61m x 3.06m)

A further lovely, double bedroom with large, timber framed window benefitting from the delightful, long distance views. Fitted furniture includes wardrobes and dressing table. Carpeting, dado rail and radiator.

### Spiral Staircase

A wrought iron spiral staircase leads up from the kitchen to a landing which in turn gives access to a most spacious loft area, which could be utilised in many different ways and has enormous potential.

### Studio

25'5" x 12'0" (7.75m x 3.66m)

A spacious artist's studio with exposed wooden floorboards and pine boarding to the roof. Double-glazed multi paned window set into the gable end with exposed timbers again benefitting from the spectacular Wharfe Valley Views. Radiator.

### Loft Room One

12'0" x 11'6" (3.66m x 3.51m)

A great space with exciting potential.

### Loft Room Two

21'4" x 12'0" (6.52m x 3.66m)

Another great space, again with great potential.

## OUTSIDE

### Gardens

Set within approximately three quarters of an acre, this garden exudes tranquillity in abundance. It incorporates areas of lawn, mature borders and areas of woodland for you to lose yourself in. Several patios create the perfect spot for al fresco entertaining, all with a stunning view.

### Driveway & Garaging & Garden store

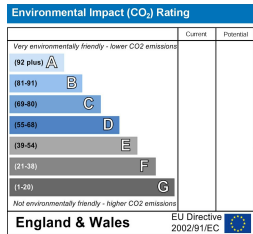
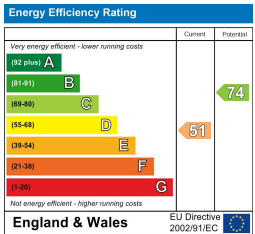
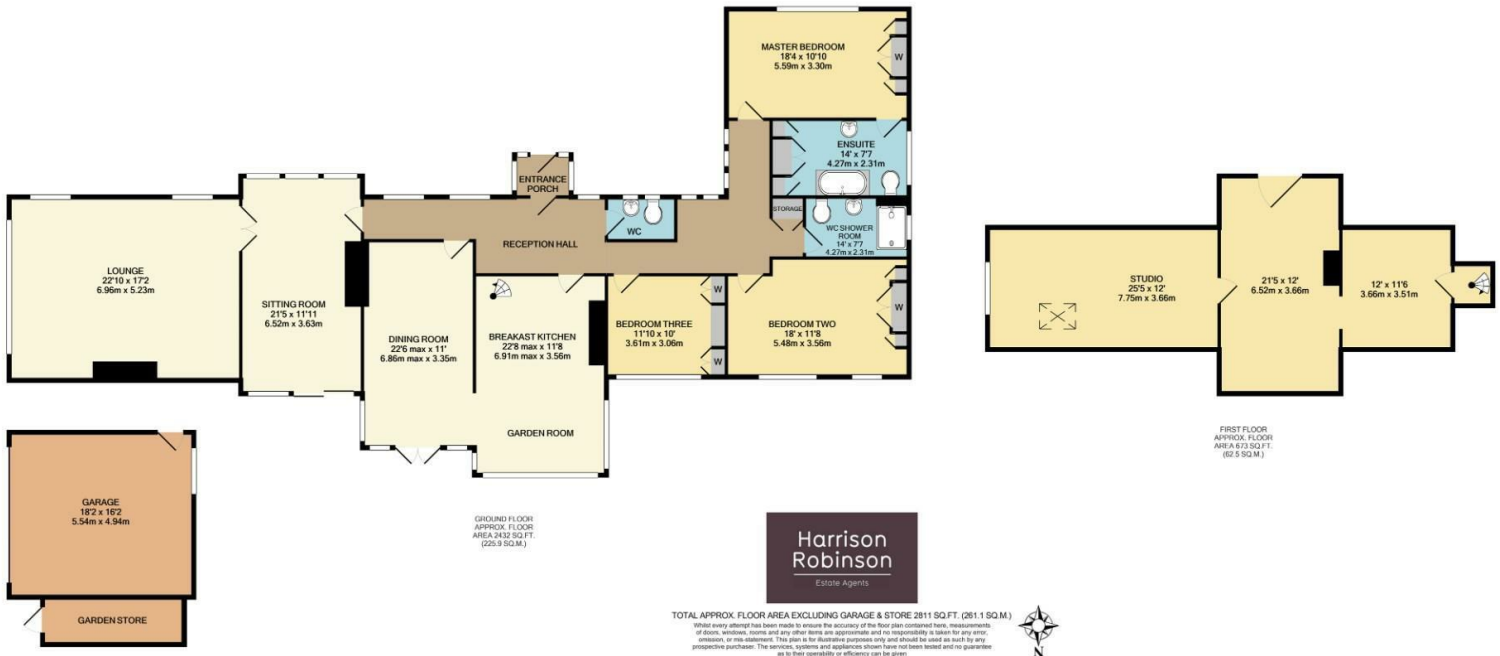
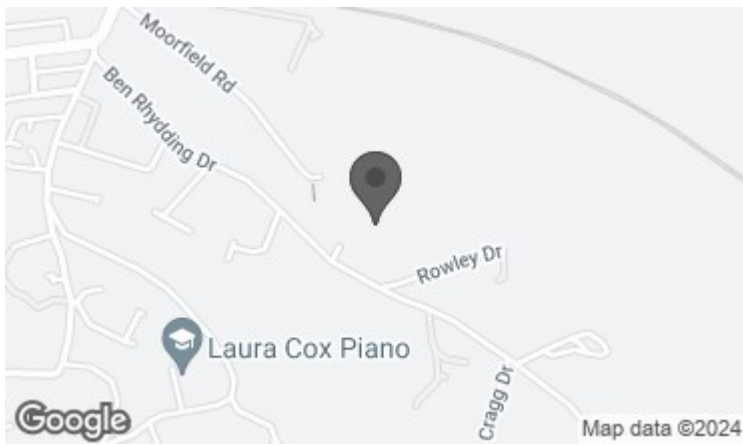
18'2" x 16'2" (5.54m x 4.94m)

A long, private driveway leads down to the property and opens out onto a sizeable parking area with ample room for visitors as well as several cars of your own. Double garage with up and over door and a further door to the side. A most useful garden store is ideal for storing mowers and garden tools.

### Utilities & Services

The property benefits from mains gas, electric and drainage. Please visit the mobile and Broadband Ofcom website to check broadband speeds and mobile 'phone coverage.





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