

# Harrison Robinson

Estate Agents



**Lane End Farm Hunger Hill, Ilkley, LS29 0DP**

**£950,000**



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### GROUND FLOOR

#### Entrance Hall

A solid timber entrance door opens into a charming porch with stone flooring, radiator and exposed beams. A glazed door with tall glazed side windows opens into:

#### Lounge

15'5" x 14'9" (4.7 x 4.5)

A beautiful, generously proportioned sitting room with double glazed mullion windows to the front of the property enjoying stunning, long distance views across Ilkley. Charming features include exposed beams, a timber window seat and two, original stone fireplaces, one housing an attractive, multi fuel stove. Solid wood floorboards, radiator. A corridor leads to the beautiful, dining kitchen to the rear. Oak doors opens into the office and inner hallway.

#### Study

10'9" x 5'10" (3.3 x 1.8)

A charming room with stone walls, floorboards and exposed beams, currently utilised as a home office. Double glazed window, radiator.

#### Dining Kitchen

23'7" x 10'2" (7.2 x 3.1)

A generous, farmhouse style dining kitchen to the rear of the cottage with a range of solid wood cabinetry, solid wood worksurfaces and upstands. Belfast sink with chrome mixer tap, AGA gas range in a recessed fireplace with tiled splashback, fridge freezer, dishwasher, solid wood, central island. Exposed beams and beautiful exposed stonework add to the character of this room. Attractive slate flooring, three double glazed windows enjoying delightful views over the garden allow ample natural light. Radiator, stone window sills, downlighting. There is ample room for a family dining table and one can imagine many happy times entertaining family and friends here. A heavy, oak door leads out to the rear garden.

#### Inner Hall

With solid wood flooring, radiator and oak doors opening into the second sitting room and utility room. Useful understairs storage. A return, solid wood staircase with timber leads to the first floor landing.

#### Sitting Room

12'1" x 11'9" (3.7 x 3.6)

A good sized, second sitting room to the front of the property with double glazed mullion windows enjoying fabulous, far reaching views with a charming window seat beneath. A gas stove with attractive stone surround sits on a stone hearth. Solid wood flooring, two radiators.

#### Utility Room

6'2" x 4'11" (1.9 x 1.5)

With space and plumbing for a washing machine and tumble dryer. Tiled flooring, radiator, shelving. Door into:

#### Cloakroom

With low-level w/c and wall hung handbasin with traditional style chrome taps and attractive, tiled splashback. Tiled flooring, radiator, double glazed window to rear. Exposed beam.

### FIRST FLOOR

#### Landing

A solid wood, return staircase leads to the first floor landing of this charming cottage. Oak doors open into three, good sized double bedrooms, the three-piece house

bathroom, a shower room and a recessed cupboard housing the hot water tank. A Velux allows natural light. High ceilings accentuate the feeling of space, exposed beams add to the character.

#### Bedroom One

15'1" x 11'1" (4.6 x 3.4)

A generously proportioned double bedroom, with mullion windows affording stunning, far reaching views, having a timber window seat beneath. Original floorboards, recessed wardrobe, two radiators.

#### Bedroom Two

12'5" x 12'5" (3.8 x 3.8)

A good sized double bedroom to the front elevation with mullion windows with window seat enjoying stunning, long distance views. Original floorboards, two radiators.

#### Bedroom Three

11'1" x 10'9" (3.4 x 3.3)

A third, double bedroom with double glazed window to the side elevation. Original floorboards, radiator.

#### House Bathroom

A traditional style, three-piece bathroom with low level w/c, pedestal handbasin with chrome taps and claw foot bath with chrome taps. Downlighting, radiator, exposed beams. Floorboards, wall tiling to half height. Double glazed window to rear overlooking the delightful garden and field beyond, belonging to the property.

#### Shower Room

With wall hung hand basin with chrome taps and fully tiled shower cubicle with thermostatic shower. Floorboards, radiator, Velux.

### OUTSIDE

#### Garden

The cottage is approached via a pathway leading to the timber entrance door with manicured lawns to either side with a beautiful, flowering cherry tree, stone walling and pretty borders. A timber gate gives access to ample parking and a further, large grassy area with two plum trees. A wide, paved pathway leads to the rear, where one finds a delightful, cottage style garden with paved and lawned areas, stone walling and an abundance of mature shrubs and flowering plants, in addition to a variety of fruit bushes and raised beds. One also finds a large, stone built wood store, greenhouse and timber shed. The field beyond belongs to the property and is an additional, open area to enjoy with plum, pear, apple and oak trees.

#### Double Garage

19'8" x 19'0" (6.0 x 5.8)

With two sets of timber doors, side entrance door and with power, plumbing and lighting. A mezzanine level provides further storage.

#### External Store

12'5" x 6'6" (3.8 x 2.0)

A stone built wood store.

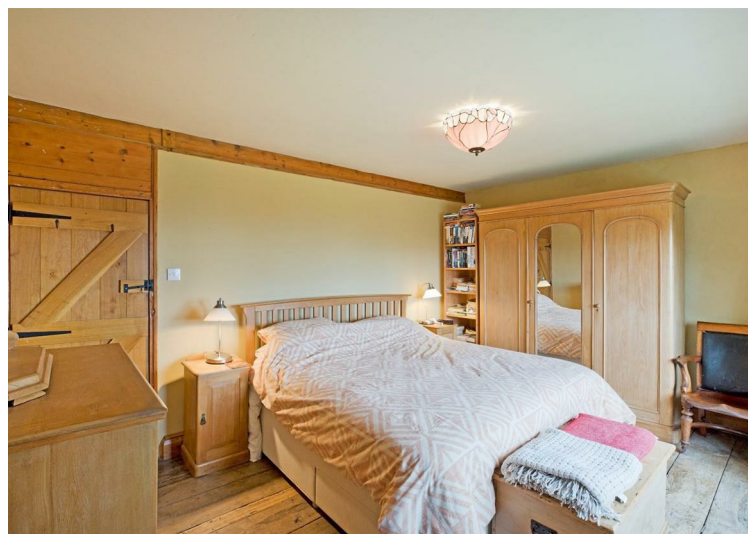
### UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

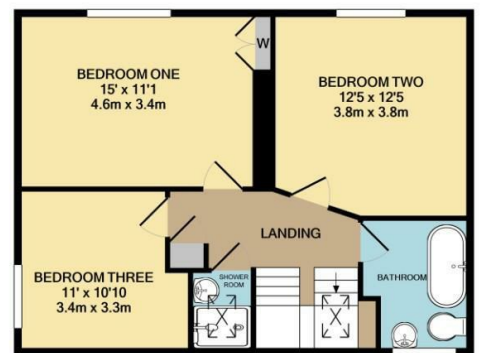
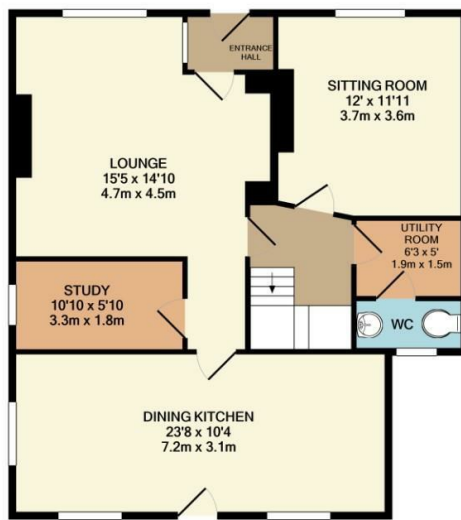
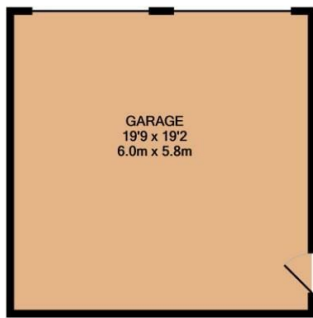
There is shown to be Ultrafast Broadband available to the property although our understanding is there is currently no Fibre Broadband.

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

Tel: 01943 968 086



- Grade II Listed Three Double Bedroom End Cottage
- Beautiful Charming Features Throughout
- Delightful Gardens And Additional Field
- Stunning Far Reaching Views To Both Front And Rear
- Sitting Room With Two Original Stone Fireplaces
- Charming Farmhouse Style Dining Kitchen With Solid Wood Cabinetry
- Three Good Sized Bedrooms
- Detached Double Garage
- Semi Rural Location Yet Close To The Amenities In Ilkley
- Council Tax Band D



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORE 1430 SQ.FT. (132.7 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 error, omission, 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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