

# Harrison Robinson

Estate Agents



**Cornwall House, 7 Bolton Bridge Road, Ilkley, LS29 9AA**

**£635,000**

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## GROUND FLOOR

### Entrance Hallway

A flight of Yorkshire stone steps leads up to an imposing, sturdy, timber front door with an original Victorian portico over, creating a feeling of grandeur. One enters the welcoming hallway with restored, original, Encaustic, geometric tiled flooring and deep cornicing. Wall mounted, pine shoe cupboards with tiled surface to match the flooring area are a charming feature along with a traditional style, pillar box red radiator. A broad staircase leads to the first floor with original, solid timber balustrade and carpet runner and stair rods.

### Lounge & Dining Kitchen

33'1" x 14'5" (10.1 x 4.4)

This is a most spectacular room - the true heart of this family home. One is initially struck by the amount of space afforded here. Light floods in through the bay window to the front elevation and bi-fold doors to the rear. The light and airy theme is aided by the expanse of painted, timber flooring throughout. The living area is of great proportions with high ceilings and deep cornicing. One's eyes are drawn to the off-white log burning stove, with inset central strip of ceramic geometric tiles to the flooring in front and contrasting pillar box red, traditional style radiators.

Wow, the bespoke kitchen is just something else, with a mixture of gloss-black and stainless-steel fronted units. The kitchen is divided from the sitting area with a lovely breakfast bar area with stainless-steel work surface and inset Franke stainless-steel sink with Hansgrohe chrome, monobloc tap and integrated stainless-steel Fischer and Paykel dishwasher and Indesit washing machine. Pride of place is reserved for a large, Fischer and Paykel five burner stainless-steel range with matching splashback and chimney hood - ideal to bring the MasterChef out in all of us. The stainless-steel worksurface continues throughout the kitchen. There is ample space for a dining table with pendant lighting above and one can imagine many happy times here entertaining friends and family. Anthracite grey bifold doors open onto wide, red metal steps with balustrade giving direct access to the rear patio garden. Downlighting.

### Cloakroom

Fitted with a low-level w/c and wall mounted, rectangular washbasin with mixer tap and tiled splashback. Attractive, ceramic tiled floor. UPVC double-glazed window with opaque glazing.

## LOWER GROUND FLOOR

### Family Room

18'0" x 16'8" (5.5 x 5.1)

A painted, timber door opens onto the original stone steps with downlighting and wooden panelling to one wall, leading down to the converted basement which has been tanked out. A large reception room to the front elevation

has timber French doors opening onto steps leading up to the front garden. The French doors are flanked by two timber framed, double-glazed windows, allowing plenty of natural light to flood in. Exquisite, Yorkshire stone flooring with underfloor heating. The original, heavy stone fire surround houses a Carron log burning stove creating a homely atmosphere. Bespoke cupboards. Downlighting and TV point.

### Games Room / Bedroom

13'9" x 13'1" (4.2 x 4.0)

This is a second spacious reception room to this floor, a great games room or hobbies room - currently an artist's studio. Continuation of the Yorkshire stone flagged flooring with underfloor heating. Downlighting. A UPVC double-glazed window to the rear elevation allows for ample natural light. This room could create a bedroom with the family room as a chill out room for a teenager or even provide separate living accommodation for a dependent relative.

### Cloakroom

Fitted with a low-level w/c and wall mounted, rectangular washbasin with monobloc tap and attractive, tiled splashback. Downlighting and extractor fan. Continuation of the stone flooring.

## FIRST FLOOR

### Landing

An original staircase leads to a half landing benefitting from a large, double-glazed window allowing ample natural light to flood in. The main landing has ceramic tiled flooring, laid in an attractive design. Traditional style, pillar box red radiator. Deep cornicing.

### Bedroom One

15'1" x 12'9" (4.6 x 3.9)

A light and spacious, double bedroom to the front of the property. Deep, original cornicing. Painted, stripped wooden flooring. Traditional style, pillar box red radiator. A UPVC double-glazed, arched window to the front elevation allows the natural light to flood in.

### Bedroom Two

14'9" x 11'5" (4.5 x 3.5)

A second generous, double bedroom to the rear elevation. Deep cornicing, painted, stripped wooden flooring and traditional style, pillar box red radiator.

### Bathroom

The spacious bathroom is beautifully appointed and consists as follows: A stylish, contemporary Duravit deep fill bath with wall mounted mixer tap and hand-held shower attachment, a wall mounted Duravit wash basin with mixer tap and a low-level w/c. Fully tiled to three walls with gloss white metro tiling. Contrasting geometric tiled flooring. Traditional style, pillar box red radiator. A UPVC double-glazed window with opaque glazing to the front elevation makes for a bright and airy atmosphere. Downlighting.

## SECOND FLOOR

### Landing

A return staircase with carpet runner leads to the second floor landing, having a UPVC double-glazed window on the half landing affording views towards All Saints Church and the moors beyond. Two large Velux windows make for a bright and airy landing space, again with ceramic tiled flooring. A store cupboard houses the Worcester Bosch boiler and provides shelving to accommodate linen and towels.

### Bedroom Three

14'5" x 10'9" (4.4 x 3.3)

A great-sized, double bedroom to the rear with a UPVC double-glazed dormer window affording a stunning view of the Cow and Calf Rocks and the Wharfedale countryside. Painted, stripped, timber flooring and a traditional style, pillar box red radiator.

### Bedroom Four

14'9" x 10'5" (4.5 x 3.2)

A further spacious, double bedroom to the front elevation ensuring that no-one in the family 'draws the short straw'! A charming, UPVC double-glazed, arched window allows for plenty of natural light. Painted and stripped wooden flooring. Traditional style, pillar box red radiator.

### Shower Room

A further stylish bathroom with large, walk-in mains thermostatic drench shower. Duravit wall mounted wash basin with mixer taps and low-level w/c. Traditional style, pillar box red radiator. Downlighting and extractor fan. Fully tiled with light green metro tiling with contrasting geometric tiled flooring. A cupboard provides useful storage.

## OUTSIDE

### Gardens

The charming fore garden is bound by stone walling and white picket fencing. Steps lead up to a raised, level, flagged garden, just the place to relax in the afternoon sunshine. Further Yorkshire stone steps lead up to the front entrance portico. French doors open from the family room at lower ground floor level onto a short flight of steps leading up to the front garden. To the rear is a lovely, private garden - a true blank canvas. A short flight of metal steps leads down from the living dining kitchen to an area of level stone flags with walling and fencing providing privacy. This is a great spot for the children to play or a lovely environment in which to enjoy al fresco entertaining with friends and family. A timber gate opens into the lane to the rear of the property.

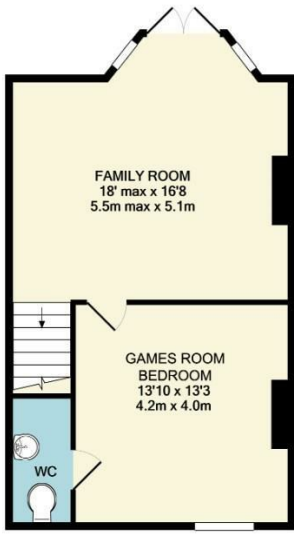
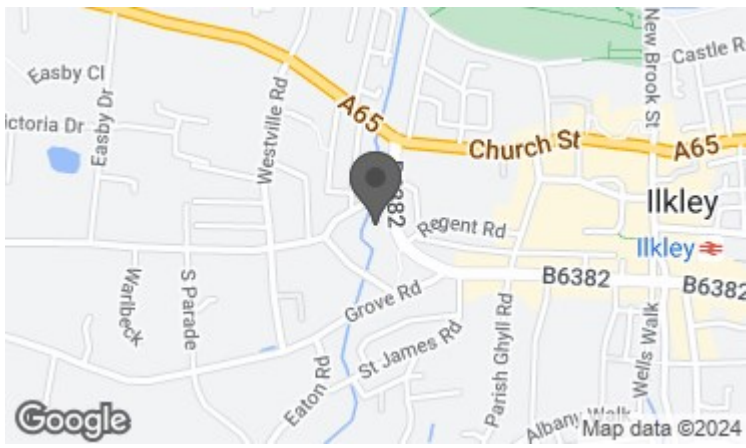
### Parking

We understand there is permit parking to the front of the property

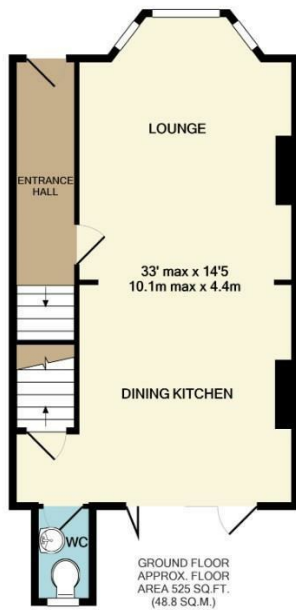
### UTILITIES & SERVICES

The property benefits from mains drainage, gas and electricity. Superfast and Ultrafast Broadband are shown on the Ofcom website to be available to this property. Please check the Ofcom website for mobile 'phone coverage.

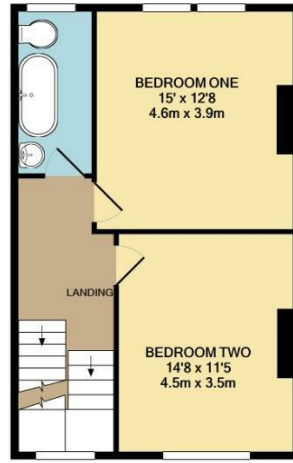




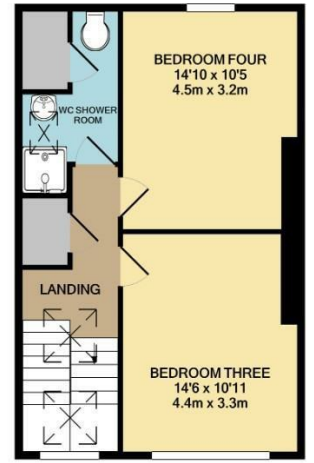
LOWER GROUND FLOOR  
APPROX. FLOOR AREA 504 SQ.FT. (46.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA 525 SQ.FT. (48.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA 483 SQ.FT. (44.8 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1990 SQ.FT. (184.9 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.



Energy Efficiency Rating	
Current	Potential
70	53

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	C

England & Wales EU Directive 2002/91/EC

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