

# Harrison Robinson

Estate Agents



**Wharfe Brow, 31 Southway, Manor Park, Burley In Wharfedale,  
LS29 7HJ**

**£1 275 000**

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# Wharfe Brow, 31 Southway, Manor Park, Burley In Wharfedale, LS29 7HJ

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## GROUND FLOOR

### Reception Hall

A large, timber door with glazed central panel opens into a welcoming and spacious hallway - ideal for greeting friends and family. Carpeted flooring and return stairs with original oak balustrade featuring a charming carved squirrel to the newel post. A multi-panelled glazed door opens into:

### Dining Kitchen

21'3" x 18'4" (6.5 x 5.6)

Wow, what can I say - a room of delightful proportions fitted with a handmade bespoke kitchen from the highly regarded manufacturer 'Christians' in an ornate, traditional, hand painted style with featuring columns, cornicing and carved finials with complementary granite worksurfaces over, featuring a stylish dresser unit and a large central island with contrasting hardwood work surface. The light and airy feel to the room is enhanced by light, ceramic tiled flooring and a deep corner window allows natural light to flood in. An inset ceramic, double sink with mixer tap over sits under a traditional style plate rack. The splashbacks are dressed in 'Delft' style blue and white tiling, and an inset area above a black, ceramic, induction hob continues the Delft tiling with feature central tile insert.

Integrated appliances include side-by-side Miele ovens, fridge freezer, dishwasher and microwave. There is ample space for a family table.

### Sitting Room

22'7" x 18'8" (6.9 x 5.7)

From the hallway one enters a delightful, dual aspect sitting room with deep windows again adding to the bright, spacious feel with a lovely feature being a corner window affording stunning, moorland views. One's eyes are drawn to a feature carved pine fireplace with granite hearth. Cornicing, carpeted flooring, radiator with cover and TV point.

### Dining Room

17'0" x 11'9" (5.2 x 3.6)

Multi-panelled French doors lead through into a formal dining room fitted with deep picture windows benefitting from magnificent views across the valley, a wonderful environment in which to enjoy good times with friends and family. Cornicing and carpeting.

### Garden Room

20'11" x 12'9" (6.4 x 3.9)

A multi-panel, glazed door opens into the charming garden room. Floor to ceiling glazing ensures you do not miss the stunning vista. Glazed French doors give access to the Yorkshire stone flagged patio and a multi-panelled, glazed door leads back into the dining kitchen making this wonderful home conducive to al fresco dining in the warmer months. Sand coloured, ceramic tiling to the flooring and a further glazed door to the side elevation. Fitted cupboards to one wall provide useful storage.

### Cloakroom

A useful cloakroom is found on the half landing with low-level w/c and washbasin. A window opens to the side elevation.

## FIRST FLOOR

### Landing

Return carpeted stairs lead from the hallway to a bright and spacious landing with room for several pieces of furniture. Ceiling cornice, radiator with cover and loft hatch. Two windows to the front elevation afford pleasant, moorland views. Double doors open into an airing cupboard.

### Master Bedroom

19'4" x 11'9" (5.9 x 3.6)

A superb Master bedroom - a haven of peace and calm with bespoke, fitted furniture by Smallbone to include wardrobes, a dressing table, bedside tables and a media unit. One's eyes are immediately drawn to the magnificent views afforded by glazed French doors with matching side panels, which give access to a spacious balcony with wrought iron railings and benefitting from composite decking with room for some outdoor furniture. Cornicing, carpeting, downlighting and two radiators with stylish covers.

### En Suite Shower Room

The delightful Master en-suite includes further cabinetry from Smallbone comprising a feature vanity unit incorporating cupboards, shelving and mirror. An oval Duravit ceramic basin with traditional style taps is inset in a marble worksurface. Low-level w/c with concealed cistern. A large, glazed, fully tiled shower enclosure has sliding, glazed doors and a mains thermostatic shower. Three windows to the rear elevation allow for ample natural light. Chrome ladder radiator, extractor and downlighting. Delightful, Amtico flooring.

### Balcony

Glazed French doors give access to a spacious balcony with composite decking and wrought iron balustrade, the absolute perfect spot to enjoy the morning sunshine with a strong coffee, just taking in the priceless views.

### Bedroom Two

16'0" x 11'5" (4.9 x 3.5)

A further most spacious, double bedroom, again benefitting from beautiful Smallbone fitted furniture incorporating wardrobes, dressing table, bedside tables and media unit. A window to the rear affords breathtaking countryside views and a second window to the side elevation accentuates the bright atmosphere. Carpeted flooring and radiator with cover.

### En Suite Shower Room

Fitted with a traditional style, Smallbone vanity unit with inset oval, Villeroy & Boch washbasin within a marble surface with upstands and traditional style taps. Low-level w/c. A fully tiled, corner glazed shower cubicle houses a thermostatic mains shower. Downlighting, light tunnel, traditional style towel radiator and Amtico flooring.

### Bedroom Three

18'4" x 9'6" (5.6 x 2.9)

Bedroom three is a good-sized, double room, which is presently used as a study and benefits from a comprehensive range of bespoke, hand made units by Neville Johnson, the perfect space to get some work done, that is if you can resist staring at the stunning views through the large window to the rear with a further window to the front elevation enhancing the bright atmosphere and affording delightful moorland views. Downlighting, carpeting and radiator.

### Bedroom Four

10'2" x 9'6" (3.1 x 2.9)

To the front elevation is a small, double room. Light floods in through the south facing window, making for a bright atmosphere. Carpeted flooring and radiator.

### Bathroom

The house bathroom is in keeping with the other bathrooms, benefitting from the charming Smallbone cabinetry with a large, traditional, vanity unit with marble surface and inset Duravit washbasin with traditional style taps. A deep fill inset bath has marble surface and upstands with centrally mounted fittings including a hand held shower attachment. A concealed cistern w/c, downlighting, chrome, ladder, towel radiator and Amtico flooring. A window to the front elevation allows for ample natural light.

### OUTSIDE

#### Garage

20'4" x 12'1" (6.2 x 3.7)

A good-sized single garage with up and over door and useful store cupboards. A door gives access to:

#### Studio

14'9" x 11'1" (4.5 x 3.4)

A wonderful art studio, this would also make a perfect home office with large picture windows affording wonderful views and further light floods in through Velux roof lights. Ceramic tiling to the flooring. This is a superb space with many potential uses.

### LOWER GROUND FLOOR

### Utility Room

15'5" x 10'5" (4.7 x 3.2)

At a lower level and accessed from the garden, this is fitted out with useful storage cupboards. Plumbing for a washing machine and space for a tumble drier. A further great room with a variety of potential uses.

### Driveway and Parking

Electric, wrought iron gates give access to the block paved driveway affording parking for several cars and leading down the side of the house to the garage block.

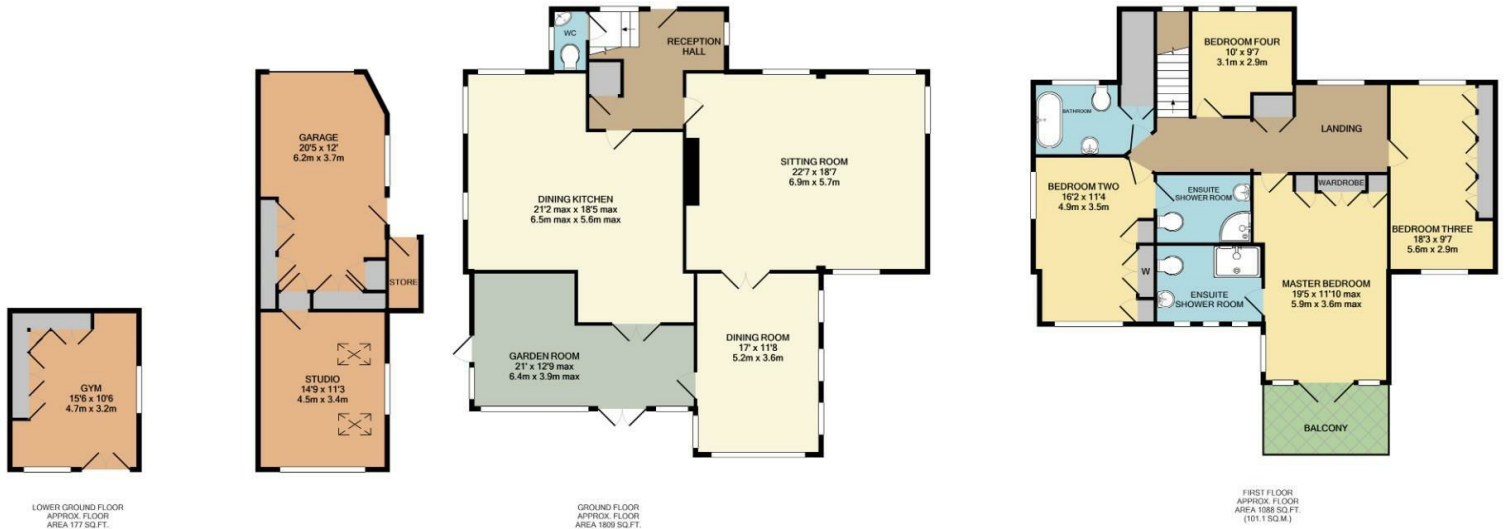
### Gardens

To the front of the property privacy is maintained by immaculately presented mature hedging with a level area of manicured lawn being a lovely feature. The driveway leads down the side of the property to a tall timber gate maintaining privacy. Through the gate one finds an area of Yorkshire stone flags with steps leading down to the garden. Words cannot do these beautiful gardens justice – you really need to come and discover them for yourselves! This is a stunning environment. As you wander on the expansive lawn or sit and relax on the various patio areas, you immediately sense the time, care, attention and pure love that has gone into creating this delightful garden. A charming pond and areas of mature trees and shrubs, not to mention well-stocked borders are all beautifully presented. A broad, paved pathway leads down to the gardener's dream domain with raised beds, a mini orchard and a greenhouse to enjoy. One could imagine walking through this magical space just to clear the mind after a hard day at work, then lose all the cares of the day gazing at the Wharfe Valley countryside beyond. A gazebo and a summerhouse create the opportunity to sit and enjoy the garden enjoying a glass of your favourite tipple or a cup of Yorkshire tea!

### UTILITIES & SERVICES

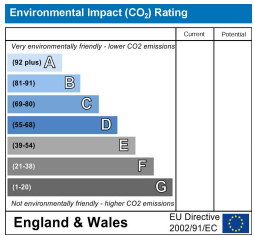
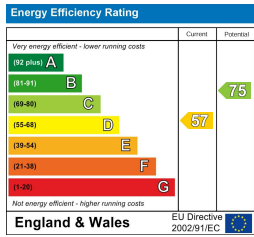
The property benefits from mains gas, electricity and drainage. It is understood from the Ofcom website that Standard broadband is available in this area. Please check the Ofcom website for mobile phone coverage.





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2829 SQ. FT. (262.9 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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