

# Harrison Robinson

Estate Agents



**Owl Cottage Briggate, Nesfield, LS29 0BS**

**Price Guide £475,000**

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# Owl Cottage Briggate, Nesfield, LS29 0BS

## Price Guide £475,000



### GROUND FLOOR

#### Entrance Porch

a timber entrance door leads into the entrance porch with glazed windows to the side elevations and beautiful timber doors opening into a cloakroom and the sitting room. Carpeted flooring, downlighting.

#### Cloakroom

With low-level w/c and traditional style handbasin with brass taps, carpeted flooring and windows to two elevations. Radiator, downlighting.

#### Sitting Room

18'11" x 9'11" (5.79 x 3.04)

A timber door with arched, glazed panels opens into a charming sitting with original open fireplace with attractive stone surround and lintel. Carpeted flooring, mullion windows to the front of the property, radiator. Opening into a good sized dining room with a door leading into the galley style kitchen. A return, carpeted staircase leads to the first floor of the property. Storage cupboard, attractive ceiling beams adding to the character of this room, exposed stonework.

#### Dining Room

18'1" x 9'10" (5.53 x 3.01)

A generously proportioned dining room with ample room for a large family dining table. Mullion windows to the front of the property with slate windowsills, carpeted flooring and radiator. Wall shelving, original ceiling beams. A glazed door leads into the living room.

#### Living Room

22'9" x 10'2" (6.94 x 3.12)

A good sized living room to the rear of the property with double glazed patio doors with tall side windows leading out to the garden. One can only describe the view that greets you as stunning. Open fire on a stone hearth with stone surround providing a delightful focal point to the room. Carpeted flooring, ceiling beams. There is ample room for comfortable furniture in this spacious room.

#### Breakfast Kitchen

22'4" (6.83)

A galley style breakfast kitchen fitted with a range of cream, Shaker style cabinetry with wooden door knobs, solid wood work surfaces over and upstands. Two, double glazed windows afford beautiful, long distance views across the valley and allow ample natural light. Appliances include electric oven and grill, four ring electric hob, space and plumbing for three under counter appliances. A one a half bowl, inset ceramic sink with chrome mixer tap sits beneath one of the double glazed windows. What a fabulous view to wash up to! Carpeted flooring, ceiling lights, radiator. There is room for a small table to the rear, where one can sit and enjoy the stunning views. A timber stable door leads to a most useful porch to the side of the property.

#### Side Porch

With space and plumbing for an appliance, if desired. Double glazed windows afford beautiful, Wharfe Valley views. Wall shelving, tiled flooring. A half glazed uPVC door leads out to a good sized patio area and the delightful rear garden.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with solid timber balustrading leads to a spacious landing on the first floor of the property. Timber doors open into a good sized bathroom, two double bedrooms, one having access to a large roof space to the rear, and a third single bedroom. Carpeted flooring, radiator, exposed beam, downlighting.

#### Bedroom One

12'8" x 10'11" (3.88 x 3.33)

A good sized double bedroom to the rear of the property with large, double glazed window allowing ample natural light and affording fabulous, long distance views with a glazed uPVC door leading out to a roof terrace. Carpeted flooring, radiator, recessed wardrobes and cupboard providing ample storage.

#### Bedroom Two

10'7" x 9'9" (3.23 x 2.99)

A second, spacious double bedroom to the front of the property with double glazed, mullion windows with deep windowsill, carpeted flooring and radiator. Recessed wardrobes with folding, mirrored doors, pedestal hand basin with chrome taps and original ceiling beam. A hatch gives access to the roof space.

#### Bedroom Three / Study

A single bedroom enjoying panoramic Wharfe Valley views with a large window to the rear and double glazed windows to the side of the property. Carpeted flooring, fitted shelving with hanging rail and useful work surfaces.

#### Bathroom

A generously proportioned, four-piece house bathroom with low-level w/c, large pedestal handbasin with traditional style taps and large shower cubicle with overhead drench shower with additional attachment and wall mounted controls. Deep-fill Jacuzzi bath set in a tiled surround with shower attachment, neutral wall tiling, downlighting and obscure glazed mullion windows to the front of the property with deep, timber windowsill. Neutral wall tiling, electric wall heater, ceiling beam and attractive, exposed stonework. Recessed cupboard housing the central heating boiler, water tank and providing storage.

### OUTSIDE

#### Garden

The south east facing rear garden is a fabulous feature of this property with three, patio areas to enjoy al-fresco dining and entertaining whilst enjoying the stunning views and charming birdsong. The tiered garden enjoys lawned areas and is well stocked with mature planting and attractive flowers to borders. Smart hedging, raised beds. Wonderful, long distance views. To the front of Owl Cottage one finds a pretty, cottage style garden behind low stone walling with timber gate.

#### Garage And Parking

Opposite Owl Cottage is a single garage with up and over door, power and lighting. A paved driveway to the front provides off road parking.

### UTILITIES AND SERVICES


The property benefits from mains drainage and electricity.

Standard and Ultrafast Broadband are shown on the Ofcom website to be available to this property.

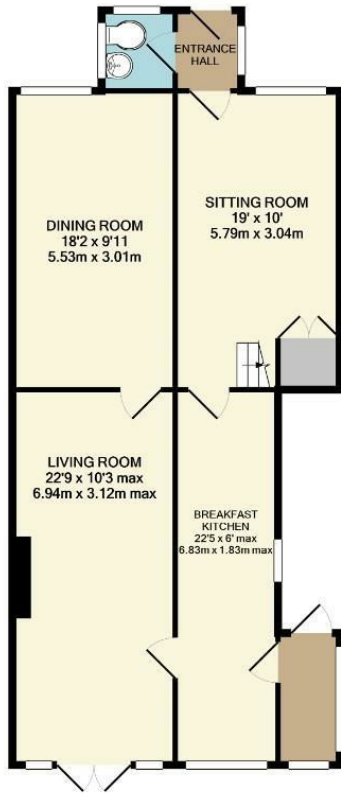
Please check the Ofcom website for mobile phone coverage.



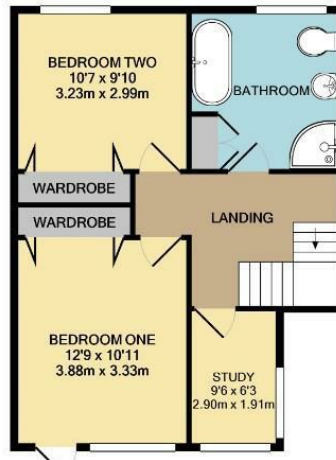
- **\*\* No Onward Chain \*\***
- Characterful Three Bedroom Stone Built Cottage
- Deceptively Spacious With Three Bedrooms
- Stunning Wharfe Valley Views
- Retaining Many Charming Features Throughout
- Delightful South Facing Garden With Patio Areas
- Three Large Reception Rooms
- Single Garage And Off Road Parking
- Peaceful Rural Setting Only A Short Drive From Ilkley
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>55</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR  
APPROX. FLOOR  
AREA 793 SQ.FT.  
(73.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 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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