

Harrison Robinson

Estate Agents



4 St. Margarets Terrace, Ilkley, LS29 9NA

£1,050,000

 6  3  3  C



4 St. Margarets Terrace, Ilkley, LS29 9NA

£1,050,000



GROUND FLOOR

Entrance Vestibule

A flight of imposing Yorkshire stone steps with heavy, original, wrought iron balustrades, leads up to a half-glazed, front door opening into a glazed entrance vestibule with quarry tiled flooring, just the spot to kick off muddy shoes and boots.

Reception Hallway

On entering this home, one is immediately met by the awesome grandeur that is on offer. This is a wonderful, homely space in which to greet friends and family. From the stunning, original, Encaustic, geometric tiling on the floor to the magnificent, solid hardwood staircase, painted in grey and white to create a contemporary feel, deep cornice and skirting, you know this is a property of great standing.

Lounge

16'0" x 14'9" (4.9 x 4.5)

A bright and airy room of great proportions. Light floods in through the deep, sash, bay window to the front elevation, affording spectacular views across the Wharfe Valley and the peaceful woodland opposite. Fitted with bespoke, colonial style shutters. A newly fitted log burning stove stands on a black slate hearth with timber mantle over. Built-in, bespoke cabinetry to the alcoves. Original features abound with a beautiful ceiling rose, deep cornices and skirting and picture rail. There is a great feeling of homely warmth that permeates throughout. Carpeted flooring and radiators.

Sitting Room

18'4" x 14'9" (5.6 x 4.5)

A further reception room of tremendous proportions to the rear offers a great flexible space as an additional sitting room or snug for the children with a charming feature fireplace, having a carved white mantel with fire engine red tiled surround. Stripped pine floors, deep cornice and skirting. A double sash window to the rear overlooks the garden and allows the natural light to flood in. Fitted cupboards afford storage for all the family bits and pieces.

Study

11'5" x 8'6" (3.5 x 2.6)

Recently decorated with a delightful, laminate wood flooring, a useful home office is an ideal spot to get some peace and quiet with double windows to the rear elevation, providing ample natural light for an airy working environment.

LOWER GROUND FLOOR

Steps from the reception hallway with down lighting lead down to a lobby with cupboard housing the hot water tank system, electric meter and consumer unit.

Living Dining Kitchen

15'5" x 14'9" plus 17'8" x 14'9" (4.7 x 4.5 plus 5.4 x 4.5)

One enters the true heart of this charming family home. Running the whole length of the property, one is initially struck by the amount of space afforded here. Light floods in through the deep bay window to the front elevation and windows to the rear and double French doors give direct access to the patio garden. The light and airy theme is aided by the expanse of limestone

flooring throughout and the large, central island with cream, quartz work surface, incorporating a breakfast bar. The bespoke kitchen has been hand-made with solid oak fronted units, consisting of drawers and cupboards with cream quartz work surfaces with inset stainless-steel sink and chrome mixer taps and integrated dishwasher. A cannon range sits within the original range stone fire surround. There is further storage in some restored, original cupboards. Space for an American style fridge freezer. To the living end of the room is a second original stone fire surround, now housing a log burning stove. Room for a family dining table. The space benefits from underfloor heating and feature radiators. One can easily imagine the great times that could be spent with friends and family here and it is just the place to relax on a winter's evening. Indeed, this room is the ideal spot to work, rest and play. Newly fitted gas central heating boiler Down lighting and integrated ceiling speakers. Double French doors open onto the garden.

Utility Room

9'2" x 8'2" (2.8 x 2.5)

A separate utility with fitted Belfast sink, washing machine and drier. Fitted with a full range of storage units. Limestone flooring.

WC Shower Room

A useful downstairs shower and cloakroom, fitted with a corner thermostatic shower with glazed doors, pedestal washbasin and low-level w/c, down lighters and limestone flooring, most useful after a run or bike ride.

Storage

13'1" x 8'2" (4.0 x 2.5)

A large under stairs storeroom, a perfect spot for all the family paraphernalia.

FIRST FLOOR

Landing

The majestic staircase leads up to a spacious landing area with useful, large storage cupboard.

Master Bedroom

16'0" x 14'9" (4.9 x 4.5)

On entering this wonderfully proportioned Master bedroom, one immediately feels an oasis of calm and tranquillity, generously spacious, with an abundance of natural light, provided through the deep bay sash window to the front elevation, affording spectacular views over Wharfedale. Fitted with a bespoke range of fitted wardrobes. Carpeted flooring and door to Jack and Jill en-suite shower room.

WC Shower Room

Fitted with a modern walk-in shower with glass shower surround, thermostatic shower with drench head and separate hand shower and white tiling to enclosure. Traditional pedestal basin and w/c. Frosted window to the front elevation, tiled flooring.

Bedroom Two

17'8" x 11'9" (5.4 x 3.6)

A charming, bright and spacious bedroom with feature cast iron fireplace with white surround. A double sash window to the rear lets light flood in. Carpeted flooring.

Bedroom Three

13'9" x 9'10" (4.2 x 3.0)

A further good-sized room with sash window overlooking the garden and charming cast iron fireplace with white surround. Useful built in storage.

SECOND FLOOR

Landing

The stairs finally uncoil to the second-floor landing concluding like a majestic serpent. A most spacious area with attractive stained-glass atrium.

Bedroom Four

15'5" x 14'5" (4.7 x 4.4)

Very spacious and light with dormer window to the front elevation, again with spectacular views, one gazes at awe over the Wharfe Valley. Charming, cast-iron fireplace and carpeted flooring. This would make a great teenager's room.

Bedroom Five

17'8" x 11'9" (5.4 x 3.6)

A large room, which would make a further teenager's den with charming, cast iron fire and dormer windows, affording views over Ilkley's rooftops and the countryside beyond. Fitted wardrobes, radiator and carpeted flooring.

Bedroom Six

13'9" x 10'2" (4.2 x 3.1)

With window to the rear elevation and original, stripped pine flooring. Radiator and loft access.

Bathroom

Fitted with a bath with thermostatic shower over and curved glass shower screen, pedestal washbasin and low-level w/c. Chrome, towel radiator and multi-coloured, tiled flooring. A Velux window affords further stunning views.

OUTSIDE

Garden

To the front steps lead up to a raised, level fore garden which is laid to gravel. Privacy is maintained by hedging - just the place to relax in the afternoon and sunshine. Yorkshire stone steps with a wrought iron balustrade lead up to the front entrance porch.

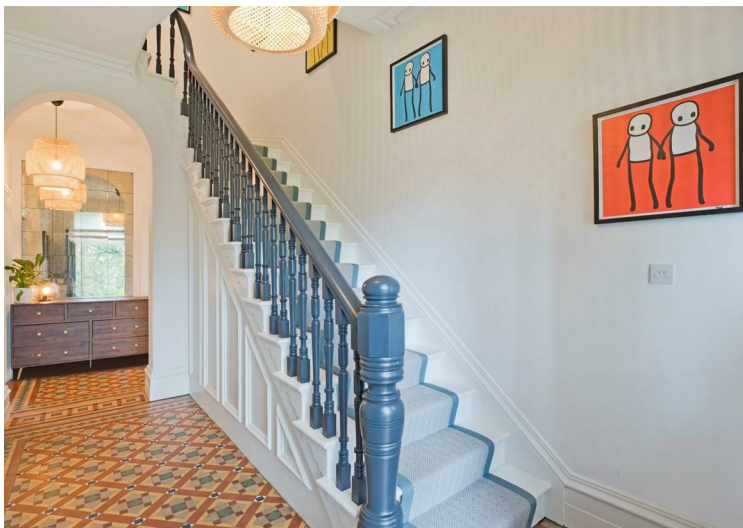
To the rear is a lovely, private patio garden. Steps lead up from the living kitchen to an area of flagged patio and stone walling maintains privacy. This is a great spot for the children to play or a wonderful environment in which to enjoy al fresco entertaining with friends and family. A fence with gate opens into the lane to the rear of the property. Fitted EV charger and log store.

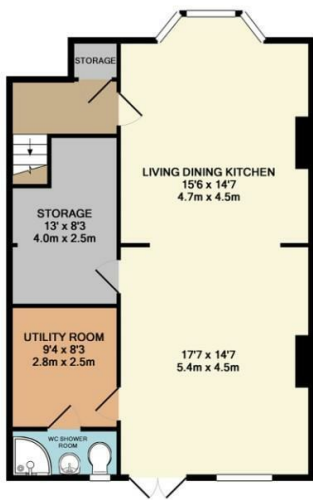
UTILITIES & SERVICES

The property benefits from mains gas, electricity and drainage.

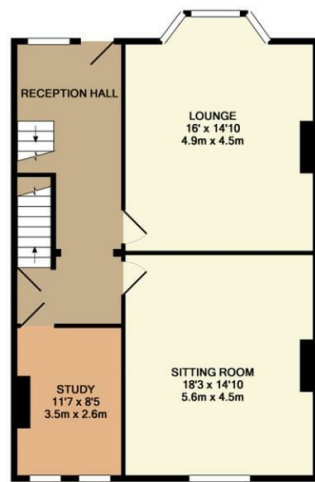
Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.

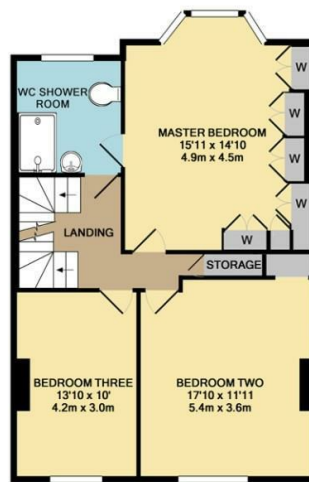




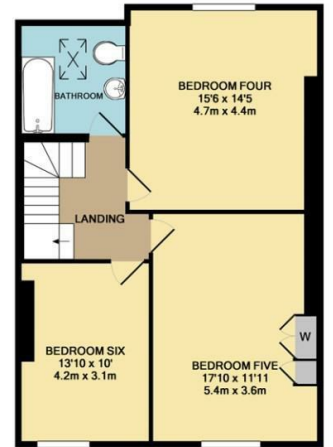
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 724 SQ.FT.
(67.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 2971 SQ.FT. (276.0 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
73	82

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
73	82

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.