

Harrison Robinson

Estate Agents



45 Cow Pasture Road, Ilkley, LS29 8SY

Asking Price £950,000

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Ground Floor

Entrance Vestibule

Privacy is maintained by manicured, tall hedging surrounding the property. A gate opens onto a pathway, with pots in the summer giving a tremendous splash of colour, and leads to the smartly painted, solid, timber front door with glazed, transom light over, which has a charming, glazed porch. The door opens into the entrance vestibule with original, multi-coloured tiling - an ideal spot to kick off shoes and boots after a long walk on the surrounding moorside. A multi-panelled, etched glazed door with matching glazed surround opens into:

Reception Hallway

This is a wonderful place to greet friends and family with solid oak flooring and traditional style radiator with broad staircase with polished timber balustrade leading to the first floor. A flight of stone stairs leads down to the lower ground floor.

Cloakroom

The solid oak flooring continues into the dual aspect cloakroom where one finds a pedestal washbasin with chrome monobloc tap and tiling to the splashback and a low-level w/c.

Lounge

18'0" x 14'5" (5.5m x 4.4m)

This is a most charming and well-proportioned lounge with original, deep corning, ceiling rose and picture rail. One's eyes are immediately drawn to the contemporary, sandstone fireplace housing a remote-controlled, thermostatic, log-effect gas fire and one can imagine that this is a very cosy spot on a cold winter's night. A tall, bay window and further matching window offer views over the park opposite. Natural, carpeted flooring and a Victorian style radiator create a perfect blend of traditional and contemporary styling.

Dining Kitchen

21'7" x 16'0" (6.6m x 4.9m)

This is a further bright and spacious reception room, where natural light floods in through two large, UPVC double-glazed windows. A grand, marble fireplace having a cast-iron and tiled fire surround and encaustic tiled hearth houses a remote controlled coal-effect gas fire. Yet more stunning, deep corning and picture rail complete the picture. One walks from the hallway through into a spacious kitchen area, with a seamless continuation of the oak flooring, fitted with a range of bespoke, dark blue, Shaker style, base and wall units with tiled splashbacks and solid, timber worksurfaces incorporating an inset, composite sink with chrome mixer tap. A large, stainless-steel range incorporates several ovens and has a large, multi pan, induction hob. There is a central island with continuation of the solid timber worksurface, creating a breakfast bar, ideal for grabbing a quick bite when time is short. This is a terrific space in which to entertain and bring the MasterChef out in all of us. The dining area is the perfect space for an evening soiree with ample room for a large dining table and one can imagine many happy times here entertaining friends and family. Solid oak flooring, large Victorian cast-iron radiator and a large, double-glazed, bay window to the south facing front elevation, which allows natural light to flood in.

First Floor

Landing

Carpeted stairs from the hallway lead up to a most spacious, carpeted landing area with a further flight of stairs winding up to the second floor.

Bedroom One

18'4" x 16'0" (5.6m x 4.9m)

Situated to the front elevation, this is a great-sized, well-proportioned, double bedroom benefitting from fitted cupboards and an original fireplace. A double-glazed window affords pleasant views. Carpeted flooring and two radiators.

Bedroom Two

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

A further double bedroom to the rear with original, fitted cupboards to one side of the chimney. A double-glazed window overlooks the park and affords delightful views down the Wharfe Valley. Carpeted flooring and stunning, original fireplace with striking, green coloured, Victorian glazed tiles.

Bedroom Five / Study

11'1" x 5'10" (3.4m x 1.8m)

A good-sized, single room could lend itself as a nursery or study. Double aspect windows afford views over the park. Carpeted flooring and radiator.

House Bathroom

Fitted with a traditional style white suite, comprising a cast-iron, claw-foot bath with centrally mounted mixer tap

with hand shower. Incorporated above is a thermostatic, ceiling shower rose and shower curtain. Traditional style, pedestal washbasin and inset ceramic washbasin with chrome taps. Low-level w/c with concealed cistern and push button flush. Painted, timber panelling to dado height. Low voltage lighting, automatic extractor fan, chrome shaver point. Double-glazed window. Solid wood flooring and traditional style chrome towel radiator.

Second Floor

Landing

A carpeted staircase leads up to the second-floor landing with access to two further double rooms and shower room.

Bedroom Three

18'4" x 16'0" (5.6m x 4.9m)

A spacious, light and airy, double bedroom benefitting from three Velux roof lights and double-glazed window. Exposed roof timbers and downlighting. Radiator and carpeted flooring. This would make a great teenager's room.

Bedroom Four

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

A double room with a Velux window to the front elevation and further double-glazed window affording lovely, long-distance views over Ilkley down the valley. Exposed roof timbers and downlighting. Carpeted flooring and radiator. Useful storage cupboard.

Shower Room

A modern shower room comprising a corner quadrant shower cubicle with sliding glazed doors, thermostatic drench shower and separate hand shower, pedestal washbasin with black monobloc tap and low-level w/c. Shower-wall to the shower cubicle and driftwood effect, laminate flooring. Shaver socket and extractor fan, LED lighting and Bluetooth speakers in ceiling. A Velux window affords natural light.

Tower space

A charming, little space to get away from it all!

Lower Ground Floor (Separate Apartment)

Entrance Hallway

A pathway leads round to a separate side entrance door into a spacious entrance hallway with useful storage. An internal flight of stairs leads up to the hallway, this of course could be closed off should you so wish.

Lounge

17'8" x 14'5" (5.4m x 4.4m)

A doorway leads into a charming lounge where natural light floods in through glazed French doors with matching side panels. One's eyes are drawn to the original, Yorkshire stone fire surround housing a log burning stove and solid oak flooring creates a contemporary feel. A further window enhances the natural light.

Kitchen

10'2" x 6'10" (3.1m x 2.1m)

A stylish, modern kitchen fitted with white Shaker style wall and base units with black granite worksurfaces over. An inset ceramic Belfast sink with mixer tap sits beneath a double-glazed window. Integrated appliances include an electric oven, a black induction hob, extractor and fridge freezer. Downlighting and slate flooring.

Bedroom

18'8" x 12'5" (5.7m x 3.8m)

Light floods in through a double-glazed window into this spacious bedroom. A full wall of fitted wardrobes creates ample storage and the solid oak flooring adds to the contemporary feel.

Shower Room

A bright and spacious shower room with double-glazed window with obscure glazing, corner shower with glazed screen and thermostatic shower. A contemporary, 'bowl' with chrome mixer tap stands on a marble plinth on an oak cabinet with mirror and wall-lights over. W/C with concealed cistern and push button flush. Stylish, stone tiling to the walls and flooring incorporating electric under-floor heating. Large chrome towel rail.

Outside

Garden

There are several low-maintenance, south and west facing garden areas in which to sit and relax. Tall hedging maintains privacy.

'The Smithy' Detached Apartment

The Smithy sits above the delightful, stone built, double garage block.

Tel: 01943 968 086

Entrance Hallway

17'0" x 7'6" (5.2m x 2.3m)

A composite grey door opens into the spacious ground floor entrance hallway benefitting from tiled flooring – an ideal spot for kicking off muddy shoes and boots. A fitted unit with sink houses a washing machine (all mod cons). Timber stairs with contemporary glazed balustrade lead up to the living accommodation and a timber door gives access into the garage.

First Floor

Open Plan Living Dining Kitchen

17'4" x 15'8" (5.3m x 4.8m)

As one climbs the flight of solid, wooden stairs one is greeted by the charm of this wonderful addition in this superb home that just keeps on giving! The open plan living area has it all and is flooded with natural light through windows and Velux roof-lights, the natural light bouncing off the polished, solid oak flooring. A log burning stove features an exposed chimney pipe with slate tiles to the hearth and chimney back. The kitchen area reflects the same palette with black units, tiled splashback and solid beech breakfast bar. Integrated appliances include a black, induction hob, extractor, oven, microwave and dishwasher. Space for a fridge freezer.

Bedroom

11'5" x 11'1" (3.5m x 3.4m)

Sliding twin, heavy timber doors give access to the double bedroom (we understand this is to allow the opportunity to watch television from the bed). This is a great space. Continuation of the oak flooring and wall-mounted, modern, electric radiator. A further sliding wooden door opens into:

En-Suite Shower Room

Comprising a walk in shower with glazed door having a thermostatic mixer shower with both a drench head and separate hand-held shower. Vanity unit with inset basin, chrome mixer-tap and tiled top. Large heated mirror with LED surround and shaver socket. Low-level w/c. Heated towel rail. Continuation of the oak flooring.

Garage & Parking

19'0" x 17'4" (5.8m x 5.3m)

Two remote control roller doors give access to the generous, double garage space having light and power and affording ample room for two cars.

Parking

To the front of the garage there is an area of stone cobbles creating off-road, private parking for three cars, with the benefit of an EV charging point.

Lower Ground Floor

25'3" x 16'8" (7.7m x 5.1m)

From the rear of the garage is a flight of stairs leading down to a similar sized space giving an opportunity to develop further accommodation such as a home gym with shower and sauna or a home cinema.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband shown to be available to the property.

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





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TOTAL APPROX. FLOOR AREA 926 SQ FT (85.8 SQ M)
These areas should not be used to inform the accuracy of the floor plan contained herein. Measurements of floors, walls, walls and any other parts are approximate and for information only. It is not intended to be used for any other purpose or as a statement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The drawings, measures and descriptions shown hereon are intended to be a guide only. We do not accept liability for any errors or omissions.

Energy Efficiency Rating	
Current	Potential
69	83

Very energy efficient - lower running costs
 (92-101) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92-101) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

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Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
 Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
 www.harrisonrobinson.co.uk