

Harrison Robinson

Estate Agents



Ferncliffe, 7 Albany Walk, Ilkley, LS29 9LZ

£1,170,000

 6  2  3  C



Ferncliffe, 7 Albany Walk, Ilkley, LS29 9LZ

£1,170,000



Ground Floor

Entrance Porch

One approaches the property via stone steps and Yorkshire stone flagged pathway, where the original solid timber door opens into an impressive entrance porch with Victorian black & white chequered tiled flooring, leading through the arched internal doorway to the:

Reception Hallway

A delightful half glazed door with arched, etched, glazed surround opens into the hallway with its original wooden floorboards, contemporary radiator, ceiling rose and carved hardwood newel post, creating a wonderful spot to greet friends and family.

Dining Room

15'9" x 12'4" (4.82m x 3.76m)

One enters the charming dining room to the front elevation, light floods in through the double-glazed sash window affording aspects over Ilkley. You are immediately drawn to the original Victorian marble fireplace with cast iron fire back and tiled hearth, deep skirting boards and original plaster detailed ceiling cornice and ceiling rose. Carpeted flooring and stylish contemporary radiator.

Lounge

19'5" x 15'10" (5.92m x 4.83m)

The splendid sitting room has it all, with large double glazed sash bay windows to the front, a single sash window to the side with colonial style shutters, grand marble Victorian fireplace with cast-iron fireback, deep skirting boards, ceiling rose and original plaster detail on the ceiling cornice. Can we say the perfect environment in which to entertain friends? Carpeted flooring and two contemporary radiators.

Rear Hallway

At the end of the hallway a door leads through to the less formal part of the house, with stairs down to the tanked out cellar room, a back porch and a kitchen-diner.

Breakfast Kitchen

16'0" x 11'10" (4.88m x 3.61m)

A bright and spacious bespoke handmade shaker-style kitchen having black granite worktops over. An inset stainless-steel one-and-a-half sink with chrome mixer tap sits under a window overlooking the charming garden. A stainless-steel Stoves range cooker with two electric ovens, grill, electric warming oven/slow cooker and seven gas hobs is set within an original fireplace with tiled splashback and carved timber feature. Integrated appliances include a Bosch dishwasher, integrated Smeg microwave, Bosch fridge-freezer. Stone effect ceramic tiling to the floor and downlighting.

Rear Porch

The rear porch leads to the back door leading out onto the garden giving access to:

Utility Room

11'0" x 12'0" (3.36m x 3.66m)

A generous utility room fitted with a range of light sage shaker style units and

plumbing for a washing machine, a stainless-steel sink with mixer tap sits under a window, stone effect ceramic tiling to the floor and downlighting. This would be a great space for a couple of dog beds.

Cloakroom

A useful downstairs cloakroom with low-level W.C. and washbasin and window with obscure glazing.

Lower Ground Floor

Family Room

15'3" x 12'4" (4.67m x 3.76m)

Carpeted stone stairs lead down to the cellar room which has been tanked out and is now a lovely cosy room to use as a family room/snug or cinema room, benefitting from wood effect laminate flooring, radiator and a window.

At the bottom of the stairs is a large cupboard, formerly the coal room (not tanked) and a useful pantry cupboard with stone shelves currently used as a wine store (not tanked).

First Floor

Landing

Back in to the hallway, a wide stairway takes us up to the first floor, with deep skirting boards on the way up. Mahogany newel posts and handrail. On the first half landing we find a distinguished Victorian stained-glass window in red and blue glass. The return stairway continues up to the first floor.

The first floor contains 3 double bedrooms all with original period Victorian fireplaces and a house shower room.

Master Bedroom

15'10" x 15'8" (4.85m x 4.80m)

A large double bedroom to the front of the house, with original Victorian fireplace, original fitted corner cupboard with new fitted interior, skirting boards, cornicing, radiator, double glazed sash window affording aspects over the town centre.

Bedroom Two

15'10" x 12'2" (4.83m x 3.73m)

A further double bedroom to the front of the house, with original Victorian fireplace, original skirting boards, radiator, original gas light fitting next to window, double glazed sash window. Again, natural light floods in through the window affording charming views.

Bedroom Three

16'0" x 11'10" (4.88m x 3.63m)

A double bedroom to the rear of the house, with original Victorian fireplace, original skirting boards, radiator, cornicing, original fitted corner cupboard with new fitted interior, south facing double glazed sash window with aspects over the rear garden.

Shower Room

The family shower room is to the front elevation with a double-glazed frosted glass sash window, a large walk-in shower with glazed screen and thermostatic shower, modern grey towel rail, low-level W.C., wash-hand basin and extractor fan. Ceramic tiling to the walls.

Second Floor

Tel: 01943 968 086

Landing

The top floor has been tastefully modernised with the introduction of new Velux windows which give a light and airy feel, modern energy efficient LED down-lighting, double glazing and a newly fitted bathroom. This floor contains a further 3 double bedrooms and a family bathroom.

The top floor landing contains a seating area which currently houses a double sofa with side table and lamp under the Velux window with splendid views over Middleton, a perfect space to get away from it all with a good book and cup of tea. A useful landing cupboard and access to the loft via a loft hatch with pull-down ladders. The loft has been well insulated and is largely boarded, providing a great deal of useful storage space.

Bedroom Four

15'8" x 14'9" (4.80m x 4.50m)

To the front elevation, it is understood this room originally served as a dormitory when the house was run as a small girls' finishing school during the 1880s. A large double bedroom with double glazed window to the front elevation and a Velux window to the side. Radiator.

Bedroom Five

13'6" x 12'4" (4.14m x 3.76m)

With Velux windows to the front and rear this is a beautifully light and airy double bedroom is an ideal teenagers room. Radiator.

Bedroom Six/Study

11'10" x 8'11" (3.62m x 2.74)

To the rear of the house, this will make the perfect study or home office, yet large enough for a double bed if used as a bedroom. With double glazed sash window, radiator.

Bathroom

The bathroom comprises of a dual-fuel towel rail, washbasin with vanity mirror over, having lights and radio, low-level W.C., useful corner cupboard and a

Cleargreen Eco P-Bath, with side shower screen with access door, Hansgrohe Crometta Ecosmart rain shower with separate hand-held shower. This loft bathroom has a Velux window and extractor fan and is finished off with LVT driftwood effect flooring and contemporary tiling to the walls.

Outside

Gardens

The 'piece de la resistance' for this stunning home is the delightful landscaped gardens, garage and parking. So often we find particularly in central Ilkley, many Victorian homes which are perfect for clients inside but do not have the external garden space or private parking – not so here!

As one steps out of the rear porch one is immediately met with the most charming south facing outdoor space with ample room to enjoy Al-fresco entertaining with friends. One can imagine many happy times making the most of the outdoor pizza oven and inset BBQ, ideal for bringing the MasterChef out in all of us. If that sounds like too much hard work then relaxing on the decking in the afternoon sunshine may just tick your boxes, relaxing with the charming fragrances that emanate from the mature plants that surround you. An area of level lawn provides a great space for children to play. A rear gate opens onto the rear cobbled lane with parking for two cars and bin storage.

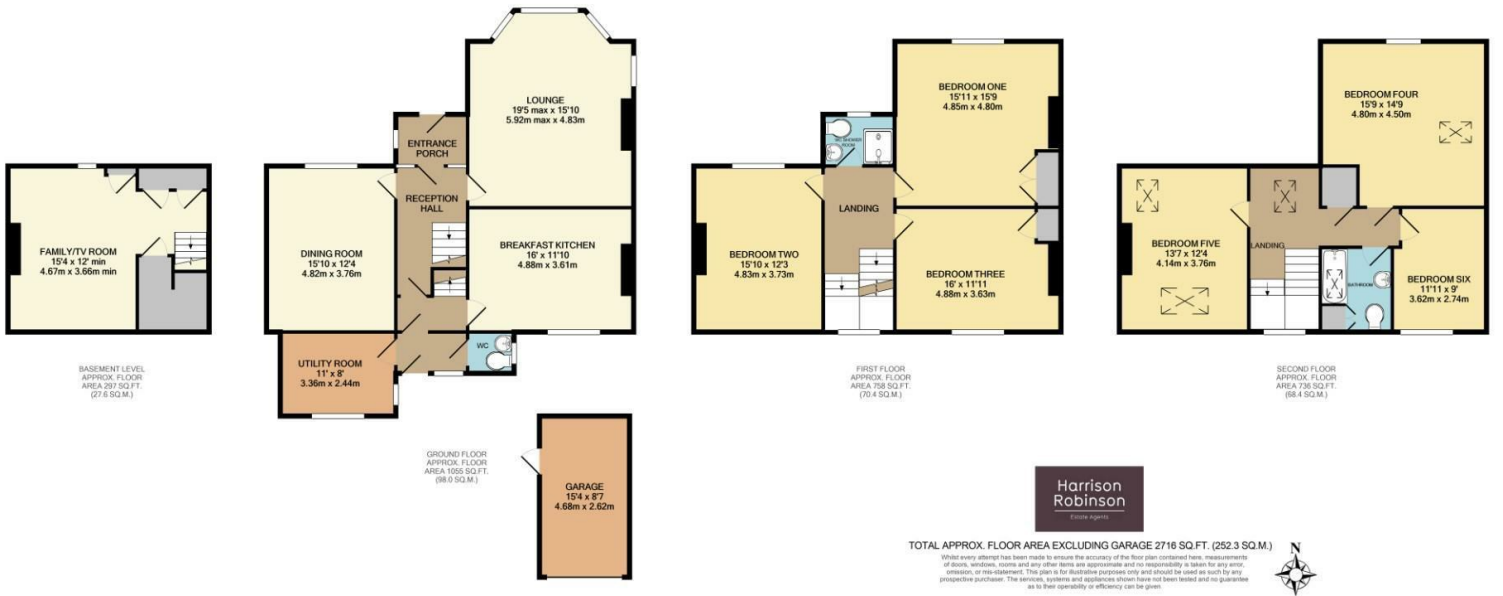
To the front, the property benefits from well-stocked mature borders, Yorkshire stone pathways and an area of level lawn. The elevated position and mature evergreen hedging ensures privacy from the road and pathway.

Garage & Parking

15'4" x 8'7" (4.68m x 2.62m)

The property benefits from a detached single garage with power and light and Hormann roller garage door which is accessed by a cobbled lane to the rear of the property allowing parking for two cars.





Energy Efficiency Rating	
Current	Potential
72	79

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower 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.