

Harrison Robinson

Estate Agents



Briery Wood Farm Hebers Ghyll Drive, Ilkley, LS29 9QQ

Offers In The Region Of £1,300,000

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GROUND FLOOR

Entrance Hall

A timber entrance door opens into the entrance hall. Two windows afford ample natural light. Fitted doormat. A three-quarter glazed door opens into the hall.

Hall

A spacious reception hall accessed via the entrance hall or the front entrance door with transom light over. Cornicing, dado rail, ceiling rose, carpeting. Two radiators.

Lounge

26'6" x 13'5" (8.1 x 4.1)

A wonderful lounge of lovely proportions. A large picture window frames the most breathtaking, far reaching countryside vista, enhanced by a further two windows accentuating the bright atmosphere and providing more delightful Wharfe Valley views. A beautiful, marble fireplace houses a log burning stove. A window seat is a lovely spot to sit and relax absorbing the idyllic surroundings. Stripped, wooden floor, cornicing and two ceiling roses. Two radiators, wall lights and TV point. Double doors lead into:

Sun Room

15'1" x 13'5" (4.6 x 4.1)

This superb addition to the property has extended the living space and maximised the fantastic views available. The double doors leading out onto a good-sized patio create a wonderful inside outside flow, making this a lovely entertaining space. The vaulted ceiling with beams, exposed stone wall and stone tiled flooring all add to the characterful feel. Light floods in through the double doors with Juliette balcony, six Velux windows and further glazing.

Kitchen

15'5" x 11'5" (4.7 x 3.5)

A beautifully appointed kitchen fitted with wooden fronted base and wall units with complementary granite work surface over. Stainless-steel Rangemaster oven with five burner gas hob over, glass splashback and stainless-steel chimney hood and extractor over. Integrated Bosch dishwasher, Bosch microwave and bin storage. An inset Franke stainless-steel sink with monobloc tap sits beneath a window affording stunning countryside views. A further window accentuates the bright atmosphere. Additional storage is provided in a central island. Ceramic tiled floor, downlighting and under pelmet lighting. The kitchen is brimming with charm and character with features such as exposed beams and a stable door leading into the utility room. The kitchen is open into the dining room making it conducive to entertaining.

Dining Room

16'0" x 14'5" (4.9 x 4.4)

A superb room of generous proportions - a wonderful environment in which to enjoy mealtimes with family and friends. An elegant, marble fireplace is a lovely, focal point. A large window provides a delightful garden view. Stripped wooden floor, cornicing, picture rail, ceiling rose, fitted shelving and radiator.

Utility Room

12'5" x 6'2" (3.8 x 1.9)

A great size with space for a washer, a tumble drier and a fridge or freezer. A Belfast style sink sits on a shelving unit. Wall-mounted, fitted cupboards. Tiled floor.

Family / Hobbies Room

16'4" x 9'6" (5.0 x 2.9)

A most versatile room, currently used as a hobbies room. Three windows make for a bright atmosphere and provide delightful views. Laminate flooring, cornicing and two radiators.

Boot Room

The most practical and useful of rooms - a great spot to kick off shoes and boots after a walk in the surrounding countryside. Tiled floor and stable door.

W.C.

Comprising of a wall mounted wash basin with monobloc tap and tiled splashback and a low-level w/c. Chrome, ladder, towel radiator and a window with opaque glazing to half-height, still providing a lovely view over the garden.

LOWER GROUND FLOOR

Hallway

A hallway leads from the bottom of the stairs along into the garage, providing access to the suite of rooms at this level. Laminate flooring and space to hang coats and store footwear.

Garage

19'0" x 14'5" (5.8 x 4.4)

A good-sized garage with remote control electric door, A window affords a lovely view.

Store Room

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

A great-sized store room. Water tank and consumer unit.

Workshop

A great workshop space accessed from the garage incorporating a work bench in front of a large window affording the beautiful valley views.

Utility Room

9'6" x 7'10" (2.9 x 2.4)

A spacious utility room incorporating a stainless-steel sink with drainer set within a wooden work surface and upstands with a double storage cupboard below. Space and plumbing for a washing machine and space for a tumble drier. A good-sized window allows for ample natural light. Exposed beam, tiled floor and downlighting.

Sauna

6'6" x 5'6" (2.0 x 1.7)

Perfect for relaxing - a fully fitted sauna!

W.C.

Fitted with a low-level w/c.

Store Room

11'1" x 9'10" (3.4 x 3.0)

A second larger store room housing the Worcester oil fired boiler. Wall-mounted cupboards and fitted shelving unit.

FIRST FLOOR

Landing

A carpeted, return staircase with painted timber spindle balustrade leads to the first floor carpeted landing. Light floods in through a tall window on the half landing, which provides the most beautiful, far reaching views across the valley. Cornicing, dado rail, ceiling rose and radiator. Two storage cupboards.

Master Bedroom

14'9" x 13'5" (4.5 x 4.1)

A lovely, spacious, double bedroom with dual aspect windows affording stunning far reaching views. Cornicing, carpeting and radiator. A door opens into:

En Suite

8'10" x 8'6" (2.7 x 2.6)

Spacious and beautifully appointed with a freestanding deep fill bath, a large, walk-in shower, a wall-mounted wash basin and a low-level w/c. Chrome, ladder, towel radiator, further radiator and downlighting. A wooden floor and cornicing add a touch of character. Delightful, far reaching, countryside views.

Bedroom Two

14'5" x 11'5" (4.4 x 3.5)

A further well-proportioned, double bedroom. The window affords beautiful, long distance countryside views. Cornicing, carpeting and radiator.

Bedroom Three

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

A lovely, dual aspect room, which provides a great opportunity to enjoy the most idyllic, Wharfe valley views. Carpeting, cornicing and radiator.

Bedroom Four

11'1" x 9'2" (3.4 x 2.8)

Last, but by no means least, a fourth double bedroom. A window to the side, south facing elevation allows for ample natural light. Cornicing, carpeting and radiator.

Bathroom

A good-sized house bathroom incorporating a P-shaped panel bath with shower over and curved glazed screen, a pedestal wash basin and a low-level w/c. Chrome, ladder radiator, wooden floor, downlighting and extractor fan. A window with opaque glazing to the lower part allows for ample natural light.

Gardens

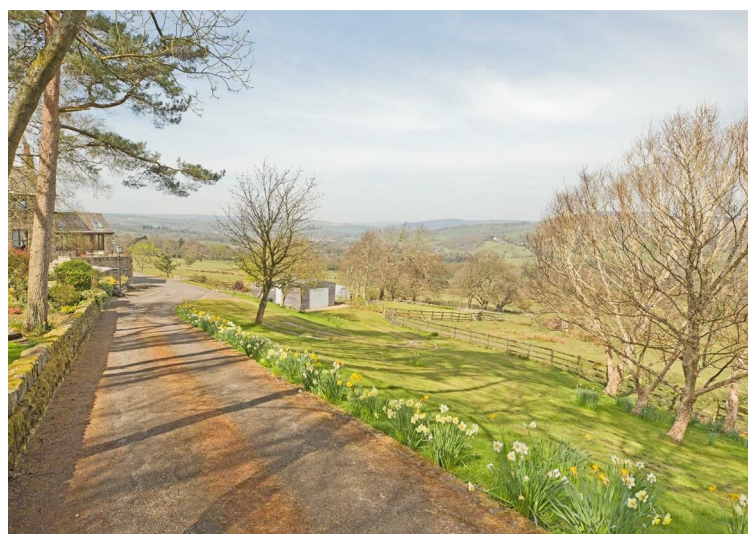
A beautiful garden to the front of the property featuring established planting and a pond. There is a further garden area near the Stables and a field of circa 0.7 acres.

UTILITIES AND SERVICES

Mains electricity. Oil fired central heating. Drainage to a septic tank. Water from a spring - filtered and sterilised. Fibre broadband available to the property.

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

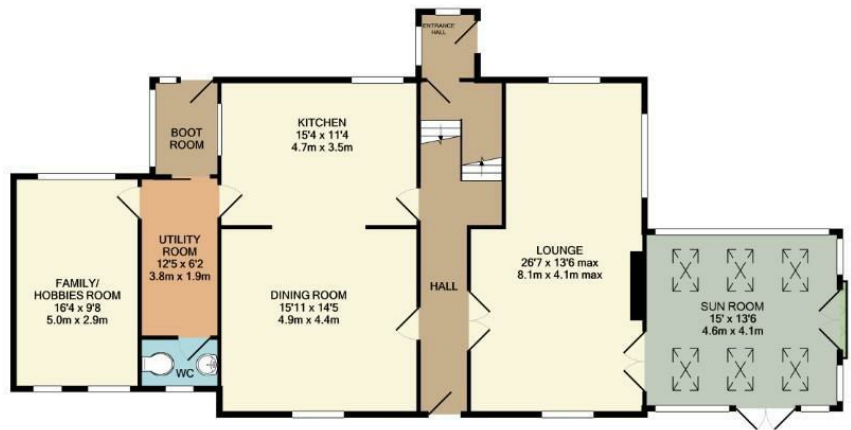
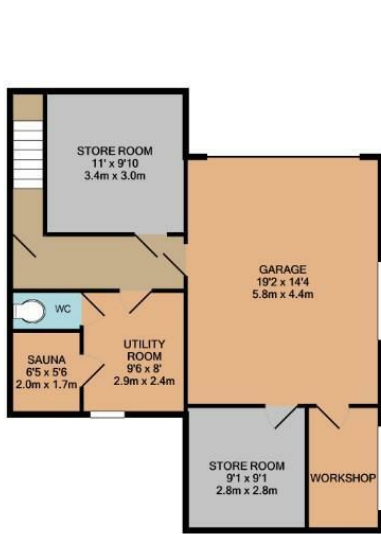
Tel: 01943 968 086



- Four/Five Bedroomed Character Property
- Spectacular Countryside Views
- Three/Four Reception Rooms
- Master Bedroom En Suite
- Delightful Gardens & Field of 0.7 Acres
- Driveway Parking & Garage
- Converted Stable Block Providing Extra Garage Space & Store Room
- Rural Position Within A Community
- Situated One Mile From Ilkley Centre
- Council Tax Band G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

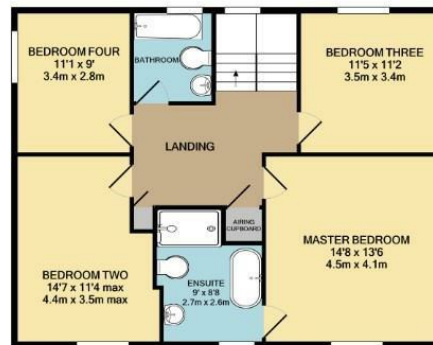


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TOTAL APPROX. FLOOR AREA 2970 SQ. FT. (275.9 SQ. M.)

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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