

Harrison Robinson

Estate Agents



Westbury Cottage Panorama Drive, Ilkley, LS29 9RA

£1,200,000

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GROUND FLOOR

Entrance Porch

A solid timber door opens into an entrance porch, ideal for kicking off shoes and boots after a walk on the moor. Two, sliding sash windows allow natural light, stone flooring, traditional style radiator. A half glazed timber door opens into a welcoming reception hall.

Reception Hall

14'7" x 10'0" (4.45 x 3.05)

A delightful, spacious reception hall featuring a beautiful, working cast iron range. Doors open into the lounge and breakfast kitchen. A return, carpeted staircase leads up to the first floor landing. Two sash windows, carpeted flooring, traditional style radiator.

Lounge

15'7" x 14'7" (4.75 x 4.45)

A generously proportioned sitting room with two sash windows overlooking the fore garden. Log burning stove in a beautiful oak surround on a slate hearth, bespoke solid wood cupboards to one alcove. Solid wood flooring, picture rail, coving, traditional style radiator.

Breakfast Kitchen

15'1" x 12'6" (4.6 x 3.82)

A step down from the hall leads to a stunning kitchen with bespoke, solid wood, apple green cabinetry with granite worksurfaces and upstands. Integral appliances include dishwasher, fridge freezer and gas fired AGA with lighting above. A central island with cupboards and drawers is the perfect spot to sit and enjoy a coffee whilst admiring the amazing view through the bifold doors out to the garden. Downlighting, stone flooring. A double inset sink with chrome mixer tap sits beneath a window to the side elevation. A half glazed door leads out to the side of the property. Wooden wall panelling to half height. Door into:

Dining Room

15'3" x 12'7" (4.65 x 3.84)

A lovely, spacious dining room with large stone fireplace housing a log burning stove. A second set of bifolds lead out to the garden and afford stunning views across the valley. Carpeted flooring, dado rail, traditional style radiator, coving. Ample room for a family dining table, one can imagine happy times with family and friends here and with the bifolds open in warmer weather this is a fabulous entertaining space, bringing the outside in.

FIRST FLOOR

Landing

A return, carpeted staircase with timber balustrading and dado rail leads up to the first floor landing. A sash window to the side of the property enjoys a direct view up to Ilkley Moor. Doors open into a large bathroom and a generously sized double bedroom to the front of the property. Steps lead down to a further landing area with tall fitted cupboards with hanging rails. A door opens to the master bedroom to the rear.

Master Bedroom

15'3" x 12'7" (4.67 x 3.84)

A beautiful double bedroom to the rear of the house enjoying stunning views over the garden and Wharfe Valley countryside. Carpeted flooring, traditional style radiator. A timber door opens into:

En Suite Bathroom

15'3" x 12'7" (4.65 x 3.86)

Wow! A fabulous, generously proportioned, dual aspect, five-piece en suite bathroom

with low level w/c, two hand basins with traditional style, chrome taps set in a granite surface with solid wood, bespoke cabinetry beneath. Claw foot bath with chrome mixer tap, separate shower cubicle with thermostatic drench shower and sliding glazed door. Attractive wall tiling, wood effect, vinyl flooring, ceiling and wall lights. Two traditional style radiators. This room enjoys stunning views across the valley.

Bedroom Two

15'3" x 12'7" (4.67 x 3.84)

A beautiful double bedroom to the front elevation with sash window looking up to the moor and over the front garden. Exposed beams and a cast iron fireplace add to the wonderful character of this room. Carpeted flooring, traditional style radiator.

Bathroom

9'10" x 8'9" (3.02 x 2.67)

Immaculately presented with low level w/c, hand basin with traditional style chrome taps set in a granite surface and bespoke, taupe, solid wood vanity unit. Separate shower cubicle with thermostatic drench shower, attractive marble effect wall tiling and curved, glazed doors. Cast iron fireplace, traditional style radiator, ceiling and wall lights. Two traditional style radiators. This room enjoys stunning views across the valley.

OUTSIDE

Garden

The property is situated on an enviable plot with an expansive rear garden with manicured lawns, paved seating areas to catch the sunshine, low stone walling and a number of raised beds on a large, gravelled area. There is an abundance of shrubs and flowering plants, perfect for the green fingered amongst you. Mature trees to the bottom of the garden frame one of Ilkley's most stunning views across the Wharfe Valley. One could sit and enjoy this vista all day long. Timber summerhouse, additional potting shed and small stone outbuilding. There is the potential to extend the property to the rear (STPC) still retaining a large, family garden, perfect for relaxing and entertaining and for children to play safely. To the front of the property one finds a charming cottage style garden with areas of level lawn behind low stone walling and paved pathways leading to the front and side entrances.

Double Garage

24'11" x 18'6" (7.62 x 5.66)

A separate, stone built, double garage with electric up and over door, power and lighting with an additional timber side entrance door. A door leads into:

Utility Room

8'11" x 4'11" (2.74 x 1.52)

A useful utility room with space and plumbing for a washing machine and tumble dryer, low level w/c and Belfast sink.

Gym/Office

21'8" x 15'0" (6.62 x 4.58)

A newly built, large stone built room adjacent to the garage, ideal as a home office or gym with power and lighting. Four sash windows allow ample natural light affording beautiful views.

Driveway Parking

A cobbled driveway in front of and to the side of the stone built garage and gym provides ample driveway parking for a number of vehicles.

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.

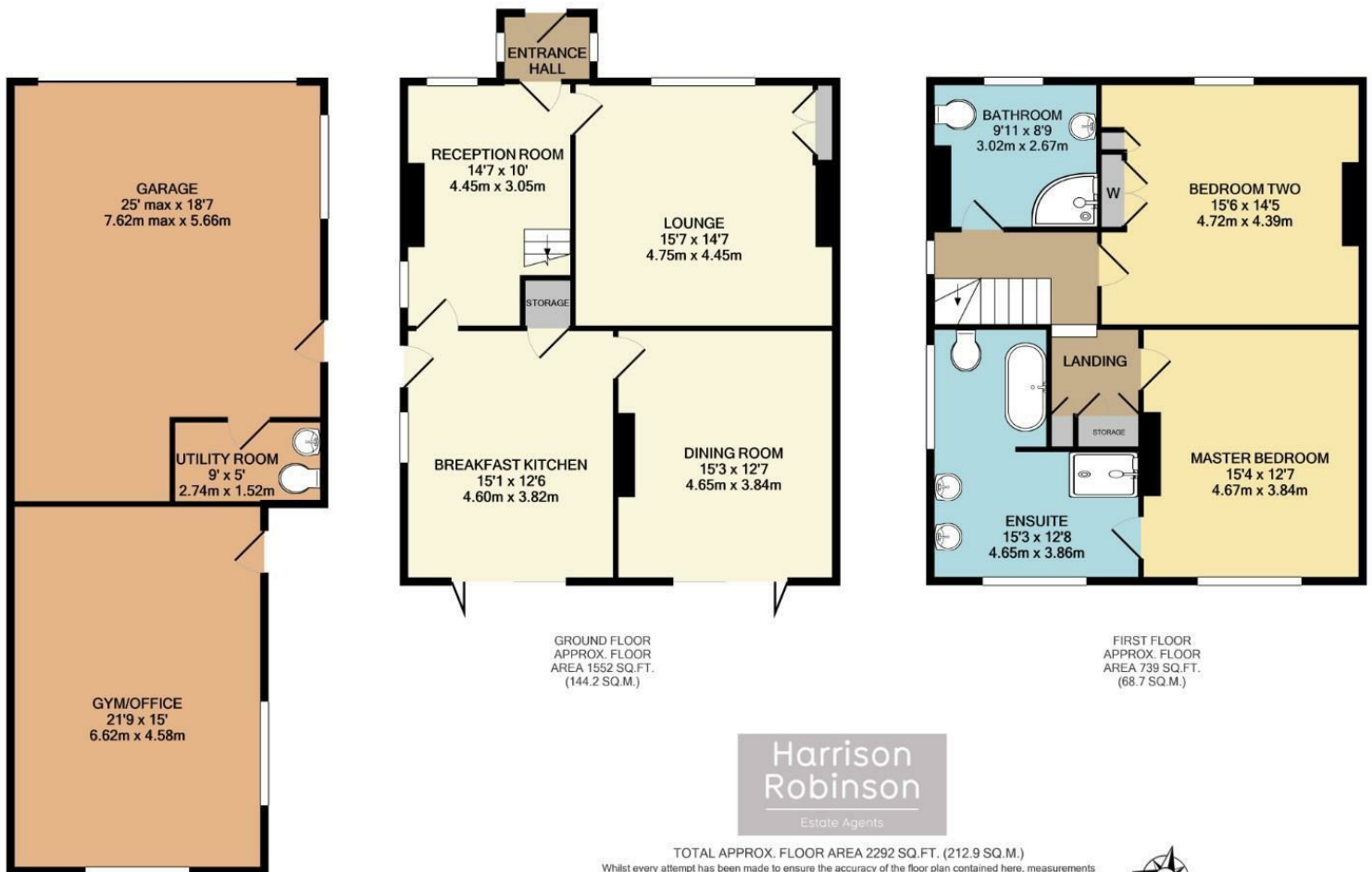
Tel: 01943 968 086



- ***No Onward Chain***
- Two Double Bedroom 18th Century Cottage
- Immaculately Presented With Beautiful Fixtures And Fittings
- Bespoke Breakfast Kitchen With Bifolding Doors
- Charming Original Features Throughout
- Stunning Panoramic Views
- Large Landscaped Garden
- Separate Stone Built Garage And Gym
- Exclusive Highly Regarded Ilkley Location
- Council Tax Band F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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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