

Harrison Robinson

Estate Agents



Resphill House , Beamsley, BD23 6HP

£1,675,000

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GROUND FLOOR

Entrance Porch

From the flagged patio a solid timber door opens into the entrance porch with glazed timber door opening into:

Hallway

A wonderful welcoming space for greeting friends and family alike, having a large window to the front elevation with radiator below. Carpeted flooring and contemporary pendant lighting. Contemporary glazed timber doors give access to the principal rooms, a further door gives access to understairs storage. A broad, carpeted return solid oak staircase with useful storage below leads up to the first floor.

Cloakroom

A most stylish cloakroom with W.C. having a concealed cistern with push button flush and wall hung ceramic basin with a chrome mono-bloc mixer tap, grey ceramic tiling to dado height and window to the side-elevation.

Lounge

24'6" x 19'1" (7.47 x 5.84)

A wonderful, triple aspect formal reception room, having French doors to the South facing rear garden, a large bay window to the side elevation and a pair of charming arched windows to the front elevation all combining to create a beautiful, spacious light and airy room with outstanding views. A modern log fireplace creates a delightful focal point. Original, solid wood Parquet flooring adds to the grandeur of this room with ample space for a grand piano.

Sitting Room

16'4" x 12'5" (4.98 x 3.81)

A most charming family room, a large bay window affords aspects over the South facing rear garden and allows natural light to flood in. A modern log burning stove stands within an open, black slate fireplace and creates a cosy atmosphere on cold winters days. Carpeted flooring and downlighting. A doorway opens into the hallway.

Utility Room

A flagged pathway leads to a rear kitchen porch fitted with laundry cupboards perfect for kicking off shoes and boots after a long walk in the stunning surrounding countryside. A washer and dryer are concealed by cupboard doors, window to the front elevation, designer radiator. A contemporary glazed timber door opens into:

Living Dining Kitchen

29'11" x 17'5" (9.14 x 5.33)

Wow, all we can say absolutely stunning, handmade, Shaker style country kitchen with white, ceramic double Belfast sink set into a quartz work surface under a window to the front elevation with views over

Beamsley Beacon. Integrated appliances include a stainless-steel double oven, warming drawer, wine fridge and dishwasher. A five ring gas hob sits below a contemporary styled stainless-steel extractor. Fitted cupboards incorporate a large, contemporary, stainless steel double fridge-freezer. A large central island is set within steps leading to the living/dining area and incorporates a breakfast bar, having pendant lights over and downlighting. Underfloor heating. A further, charming bespoke dresser houses cook books, wine rack and glassware. The expansive living dining area has ample space for a large dining table and one can imagine many happy times with family and friends. Two, large contemporary radiators maintain the warm ambiance. Bi-fold doors open to the private, South facing rear patio, ideal for al-fresco entertaining. Further downlighting throughout. Glazed timber doors give access to the hallway and into :

FIRST FLOOR

Landing

The broad, return flight of carpeted stairs leads up to a long, spacious galleried landing giving access to the principal rooms. Fitted cupboards.

Master Bedroom

18'4" x 18'0" (5.61 x 5.49)

One can only say an absolute haven of peace and calm, windows afford stunning Wharfedale views, especially from the floor to ceiling bay window. With ample space for a super king size bed this is the perfect space. Carpeted flooring and radiator. Fitted cupboards.

En Suite Bathroom

Open to the master bedroom is a luxury en-suite, one is immediately met by the oval, double ended freestanding stone bath with wall mounted chrome fittings and hand shower. Fully tiled flooring. Vanity basin standing on a plinth with concealed drawer, tiled splashback and wall mounted chrome fittings. Inset heated mirror with dimmable downlighting. Wall hung W.C. with concealed cistern and push flush. Large walk-in rain shower with complementary mosaic tiling. Chrome towel radiator and Velux roof light. A window, again affords stunning views.

Bedroom Two

15'7" x 11'1" (4.75 x 3.38)

A spacious double bedroom with fitted wardrobes and carpeted flooring. A large South facing window allows the natural light to flood in and affords countryside views.

Bedroom Three

17'10" x 9'3" (5.44 x 2.84)

A further light and airy bedroom, benefits from similar garden views and has fitted wardrobes and carpeted flooring.

Bedroom Four

12'11" x 12'2" (3.96 x 3.73)

Would make a great teenager's room with ample space for a double bed and desk within the dormer window having stunning views towards Beamsley Beacon. Carpeted flooring and radiator. Fitted cupboards and shelving. Airing cupboard.

House Bathroom

A stunning contemporary bathroom, with large, fully tiled glazed shower enclosure with thermostatic drench shower. Freestanding bath with wall mounted chrome taps set within mosaic tiles, a fully mirrored wall creates a wonderful feeling of space and light. Wall hung wash basin set within a fully tiled wall. Fully tiled flooring. Low level W.C. A large window affords wonderful long-distance views. Chrome, ladder towel radiator. Fitted corner cupboard, dimmable downlighting.

OUTSIDE

Home Office

17'11" x 17'3" (5.48 x 5.26)

Recently converted this is a great space to get away from it all and get work done. Though a useful office space it would also make a great teenagers pad, a wonderful additional space.

Garage

18'5" x 11'8" (5.62 x 3.58)

The garage affords parking and a good amount of storage space

Store

17'3" x 4'1" (5.26 x 1.26)

An additional storage space off the garage for all the garden paraphernalia.

Pump Room

11'8" x 7'0" (3.58 x 2.14)

The pump room benefits from the specialist filtration equipment required to produce crystal clear and safe Yorkshire drinking water, what more could you want? Utility Belfast sink, water and power.

Spacious Cottage Gardens

The property is accentuated by well stocked country gardens providing a charming private space in which to relax around the property. A circular stone dining patio is ideal for al-fresco entertaining.

Paddocks

A pathway leads to a garden gate giving access to the fenced paddock, again with stunning Wharfe Valley views towards Bolton Abbey. This space is ideal to let the children run free or maybe a couple of ponies or alpacas ! or to sit around a firepit in the evening and stargaze. You can even watch the Devonshire Arms firework display!

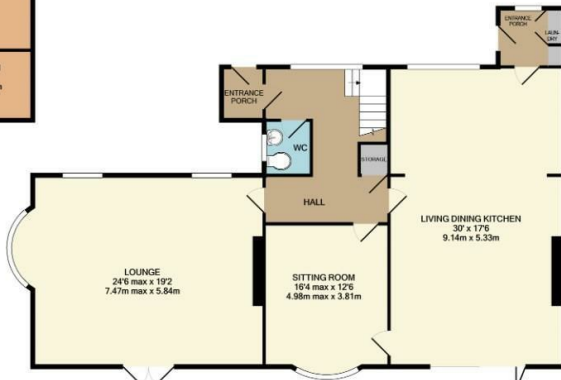
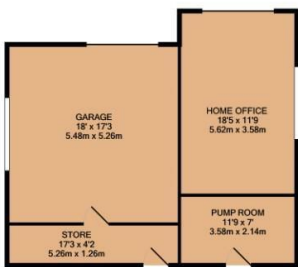
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

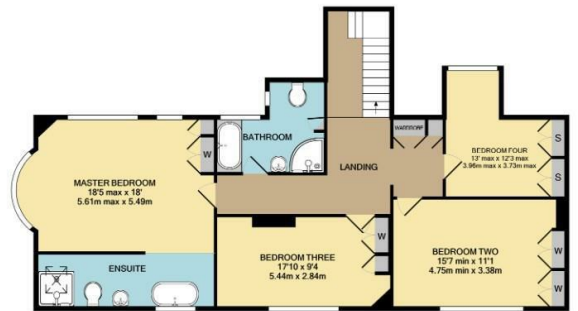
There is Ultrafast Fibre Broadband shown to be available to the property.

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





GROUND FLOOR
APPROX. FLOOR
AREA 2088 SQ.FT.
(194.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1141 SQ.FT.
(106.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2649 SQ.FT. (238.8 SQ.M.)
INCLUDING GARAGE & OFFICE 3230 SQ.FT. (300 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan combined with measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for 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	
Very energy efficient - lower running costs	Current
(92 plus) A	72
(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	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.