



# Wharfedale Grange Cottage

Ben Rhydding Drive | | Ilkley | LS29 8BG

Guide price £995,000

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Occupying an enviable position at the top of Ben Rhydding Drive, Wharfedale Grange Cottage is set amongst a deceptively spacious plot that features a mixture of lawn, paved seating areas, an abundance of raised beds, planting areas, garden shed and greenhouse. There is a large, south facing, rooftop terrace/patio, ideal for outdoor entertaining. Two substantial driveways and a large double garage provide off street parking for several vehicles.

Having been sympathetically renovated by the current owners, the property combines modern contemporary design with period features such as exposed beams, high ceilings, and fireplaces.

With double glazing, the accommodation comprises:

## Upper Ground Floor

### Reception Hall

With a maple wood floor, exposed beams and a cloaks cupboard.

### Cloakroom

With underfloor electric tile warming and including a hand wash basin with granite base and w.c.

### Living Kitchen

19'4 x 17'7 (5.89m x 5.36m)

Living Area:

An inviting space filled with natural light via a triple aspect.

Featuring a wood burning stove with stone hearth, maple wood floor, fitted plantation shutters and an exquisite outlook over the rear garden as well as towards Askwith.



A truly outstanding detached home bursting with character and individuality, providing four double bedrooomed accommodation, enjoying stunning far reaching views over Ilkley and beyond.



## Kitchen

Comprising a good range of base and wall units with coordinating Corian work surfaces and concealed lighting. A dual fuel, double oven, range cooker with six ring gas hob, plus extractor over. American style, stainless steel fridge/freezer. Island with double stainless steel sink and integrated dishwasher. A window provides far reaching views towards Buley in Wharfedale. Two window seats. Loft storage area above the kitchen. Underfloor electric tile warming.

## Dining Area

10'8 x 8'0 (3.25m x 2.44m)

Adjoining both the living area and sitting room, with maple wood floor and exposed beam.

## Sitting Room

17'7 x 11'9 (5.36m x 3.58m)

A cosy room featuring a wood burning stove on stone hearth, maple floor, understairs store cupboard and a Juliet balcony. Stairs lead out to the roof terrace.

## Utility Room

10'9 x 5'8 (3.28m x 1.73m)

With electric underfloor tile warming and including a range of base and wall units with concealed lighting plus coordinating work surfaces, double Belfast sink, plumbing for a washing machine and space for a dryer. Stairs lead to:

## Mezzanine Study

15'3 x 10'0 (4.65m x 3.05m)

Divided into two sections via a beam and rafter, with two velux windows and under-eaves storage.

## Lower Ground Floor

With underfloor heating throughout provided by the gas central heating system. A spacious hallway reached via a bespoke steel and oak staircase with glass balustrades.

## Bedroom

18'9 x 11'3 (max) (5.72m x 3.43m (max))

Including a good range of fitted wardrobes and a dual aspect.

## En Suite

7'9 x 4'10 (2.36m x 1.47m)

Walk-in rainfall shower, hand wash basin, heated towel rail and w.c.

## Bedroom

11'7 x 10'2 (3.53m x 3.10m)

A double bedroom with fitted plantation shutters.



## Bedroom

11'4 x 8'3 (plus entry recess) (3.45m x 2.51m (plus entry recess))

A double bedroom with fitted plantation shutters.

## Bedroom

12'1 x 7'6 (3.68m x 2.29m)

A further double bedroom.

## Bathroom

8'0 x 7'5 (2.44m x 2.26m)

Bath, walk-in rainfall shower, hand wash basin, heated towel rail and w.c.

## Outside

### Parking

The property benefits from two separate driveways. A newly laid tarmac driveway to the front provides ample space for a large leisure vehicle and additional cars. A cobbled driveway to the rear provides further space for two cars and leads to:

### Double Garage

25'4 x 21'9 (7.72m x 6.63m)

With space to park three vehicles and access either via an electric roller door or single doors to the front and rear.

### Log and Bin Store

13'6 x 11'5 (4.11m x 3.48m)

With light and power.

## Gardens

Wharfedale Grange Cottage is set within a deceptively spacious plot bordered by stone walls and post and rail fencing, that features a mixture of lawn, paved seating areas, raised beds, greenhouse, and garden shed. There is a large, south facing roof terrace, ideal for outdoor entertaining.

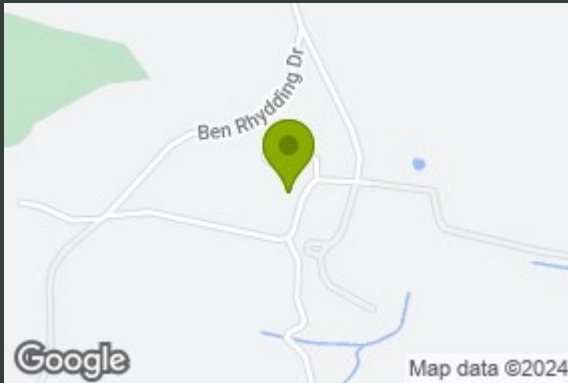
## Tenure

We understand the property to be Freehold. Connected to all mains services and including fibre broadband.



Beautiful and versatile gardens featuring a roof terrace ideal for al fresco dining. Wharfedale Grange Cottage also features two driveways and a sizeable double garage.





Total Area: 243.2 m<sup>2</sup> ... 2618 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 44                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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