



Main Street | Burley in Wharfedale | LS29 7DN

£650,000

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# 1 The Malt, Main Street | Burley in Wharfedale | LS29 7DN £650,000

Forming part of the splendid conversion of the Malt Shovel Hotel this imposing property is situated in the heart of the village of Burley in Wharfedale. Approximately 10 years ago the building was converted to create a number of stylish residences. The accommodation is appointed to a high standard throughout with a large open plan living kitchen enjoying a balcony looking over the village pond perfect for a peaceful morning coffee, adjoining this room is cosy open plan living space. There is also a further large reception room, complete with bespoke media wall, three doubles bedrooms each with their own ensuite facilities. Outside the property has neat lawned and decked gardens. Two parking spaces.

- Central village location
- Three double bedrooms all with ensuite facilities
- Large sitting room with media wall
- Low maintenance garden
- Imposing Grade II listed building
- Living kitchen with balcony off
- Two dedicated parking spaces

## GROUND FLOOR

### Entrance Hall

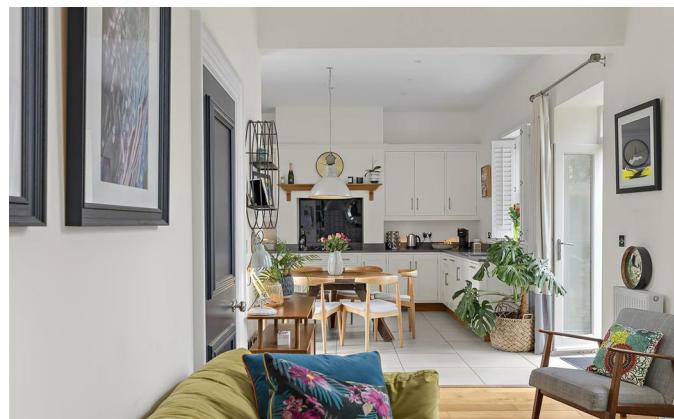
An oversized door opens onto a welcoming hallway with an engineered oak floor. Panelled walls and steps leading to the lower ground and first floor.

### Downstairs cloakroom

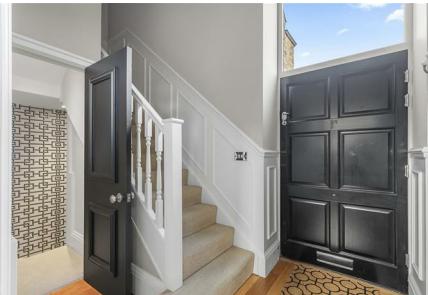
Providing a WC, wash basin, chrome heated towel rail, a continuation of the engineered floor and spotlights to the ceiling.

### Living Kitchen

A fabulous open plan area providing:



Forming part of the splendid conversion of the original Malt Shovel Hotel this imposing property is situated in the heart of the village of Burley in Wharfedale.



## Dining Kitchen area

15'03 x 14'11 (4.65m x 4.55m)

A handmade 'Clarity Arts Kitchen' providing a range of wall and base units with quartz work tops and up-stands. Siemens integrated appliances including a fridge, freezer, washer/dryer, dishwasher, oven, grill, microwave, five ring gas with extractor hood over. One and a half bowl recessed sink and drainer. French doors to both the front and rear elevation. The rear pair of French doors lead onto a decked balcony with a wonderful outlook covered the village pond. There is a also a window to the rear elevation with fitted plantation shutters. A tiled floor and spotlights to the ceiling.

## Living Area

18'02 x 8'11 (5.54m x 2.72m)

With an engineered Oak floor, two windows to the rear elevation with fitted plantation shutters. Spotlights to the ceiling.

## LOWER GROUND FLOOR

### Sitting Room

22'07 max x 15'11 (6.88m max x 4.85m)

A generously proportioned space with a bespoke fitted media wall, a remotely controlled log burned effect gas fire sitting on marble plinth providing a wonderful focal point to this room. There are two window to the rear elevation and spotlights to the ceiling.

### Study Area

Useful study space off the sitting room with a ceiling lantern bringing in further natural light.

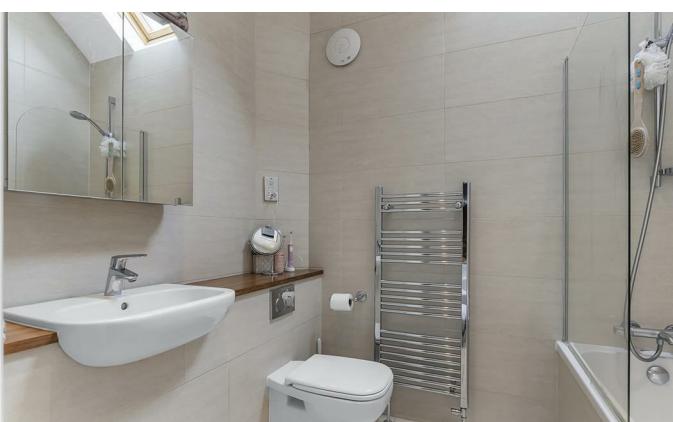
## FIRST FLOOR

A panelled stair case leading to the first floor. Cupboard on the landing housing the boiler.

### Bedroom One

15'01 x 9'07 (4.60m x 2.92m)

Steps lead down to the principle bedroom, with a full height ceiling giving a wonderful sense of space. Windows to both the front and rear elevation.



## Dressing Room

7'3 x 5'6 (2.21m x 1.68m)

Fitted with shelves and hanging space.

## Ensuite Bathroom

7'04 x 5'05 (2.24m x 1.65m)

A three piece suite comprising a bath with shower over, concealed unit WC and basin with a wood effect work top. Tiled walls and floor area. Velux window.

## Bedroom Two

12'06 x 8'10 (3.81m x 2.69m)

With a window to the rear elevation and spotlights to the ceiling.

## Ensuite Shower Room

8'09 x 3'10 (2.67m x 1.17m)

Providing a double walk in shower, WC, pedestal wash basin and chrome towel rail. Tiling to the walls and floor area.

## SECOND FLOOR

### Bedroom Three

15'00 x 10'05 (4.57m x 3.18m)

With a window to the front elevation and an exposed beamed ceiling.

### Ensuite Shower Room

7'08 x 4'1 (2.34m x 1.24m)

With half pedestal wash basin, WC, double walk in shower, chrome towel rail and tiling to the walls and floor area.

## Gardens

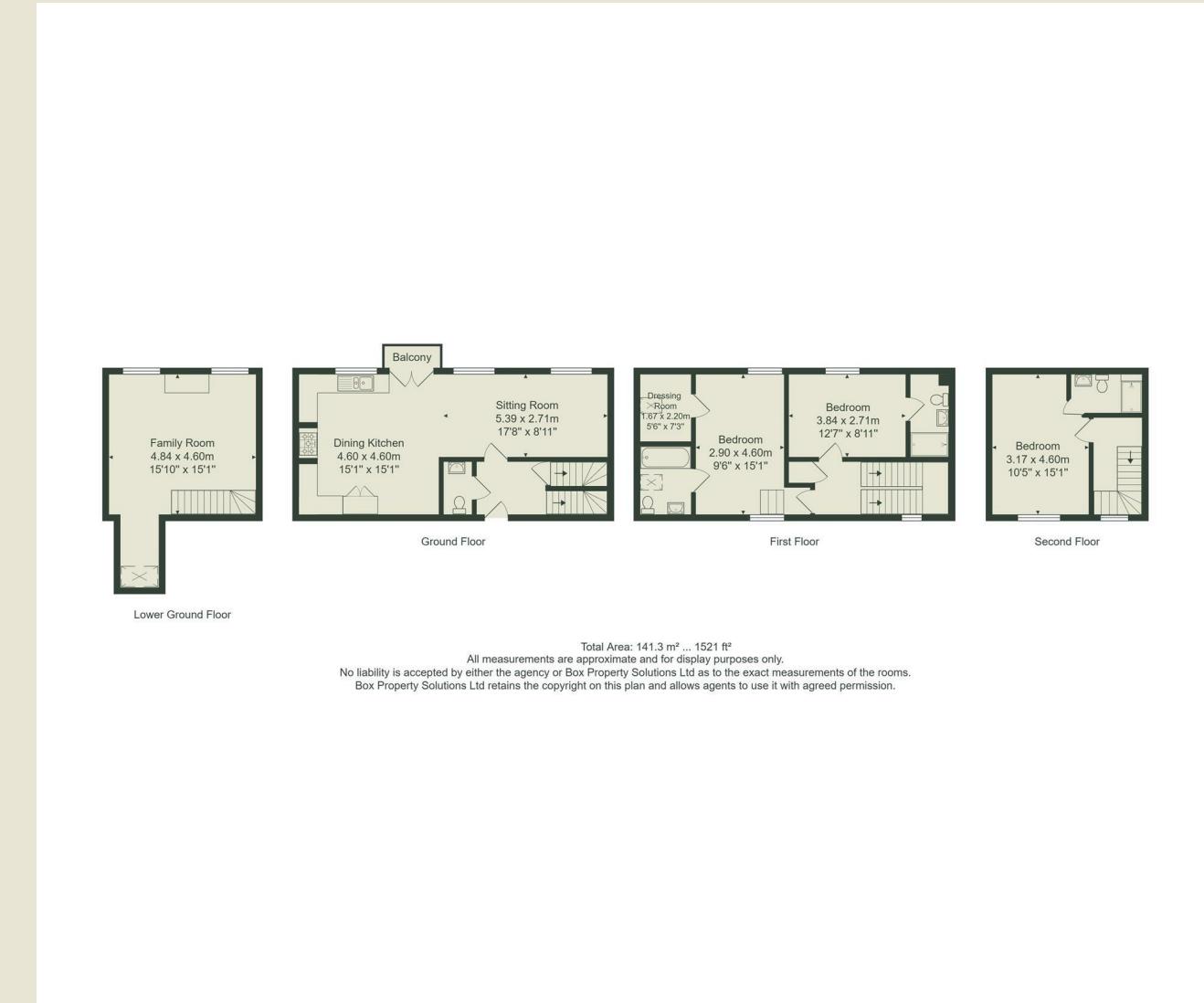
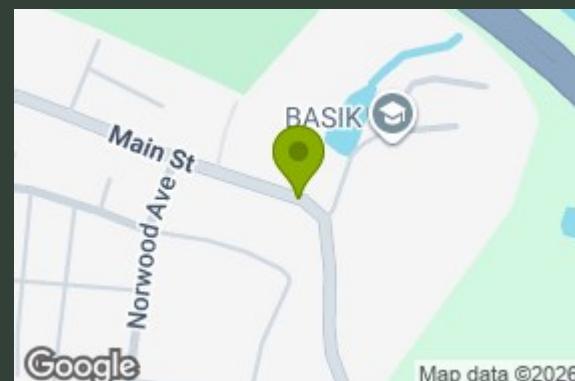
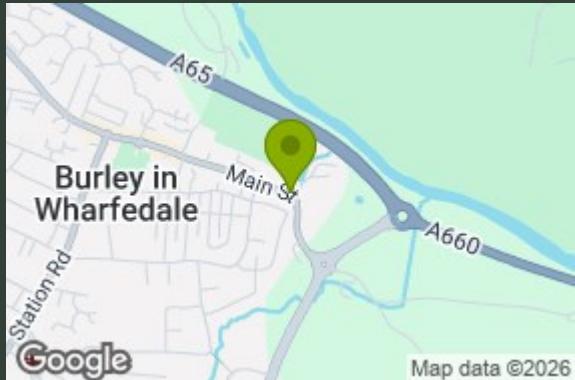
To the front of the property there is an enclosed garden with recently renewed decking and level lawned area. A garden shed provides further storage. To the rear of the property there is a decked balcony with picturesque viewing over the village pond and St Marys church.

## Parking

There are two allocated parking spaces outside the property.



The perfect spot for a morning coffee or an evening gin and tonic on the decked balcony overlooking the village pond.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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