



BURNSALL
Overdale





Commanding an elevated position, Overdale has magnificent views of the Yorkshire Dales' rolling hills, steep fells and River Wharfe, which meanders through the valley. Dating back to 1906, the home has many Edwardian features, with the more recently extended part of the property being very modern, perfectly blending the old and the new.

In your car, proceed through the electric gates, up the tarmac drive and around to the rear of the home, where you will find a large paved driveway and a double garage.



Come on in...

The terrace wraps around the front of the home, leading to the entrance where the original stained glass fanlight around the front door welcomes you. With its turned wooden handrail, the staircase rises to the first floor as light cascades down from the picture window.

The reception rooms are at the front of the property, on either side of the entrance hall. They each have large east-facing windows that welcome the morning sun with magnificent views.

The sitting room has calming, neutral tones, elegant coving and windows to the south and east, giving a light, airy, sophisticated feel. It also has a wood burner recessed into an original fireplace with moulded cast iron panels for extra cosiness on chilly days.

The living room has a less formal feel but still has an original fireplace as a focal point. It is an ideal space for snuggling up with the family on winter evenings for movie nights.



Regal Reception Rooms...



"I love how the light is reflected around this room."



The Heart of the Home...

The kitchen is not just a family room where everyone gathers but also a highly functional space. Limestone flooring reflects the light that pours in from the many full-height windows, bouncing prisms of rainbow light off the crystal handles in the kitchen. The graphite grey wooden cabinetry, accented with solid walnut inlay, is topped with granite, providing plenty of work surface and an abundance of storage. There is a central island designed with convivial seating in mind. Topped with quartz and housing an oven and hob, it provides an ideal focus to the room for cooking and socialising.

"We turn the Aga off during the summer because it is warm enough, but it is a lovely ambient temperature throughout the cooler months."



"We call the family kitchen the 'sun room' because the sun just fills the space, even on a gloomy day."



Light-Filled Spaces

There is space for a family-sized dining table and comfortable sofas too, positioned to take in the views. The bi-fold doors create a seamless connection with the outdoors, opening onto a patio area, perfect for enjoying an al fresco lunch or a crisp white wine on a summer's day, allowing you to really make the most of living in the beautiful Yorkshire Dales. The turret corner creates a lovely nook where you can curl up with a good book, and there is a wood burner to keep this part of the room and the rooms above nice and warm.

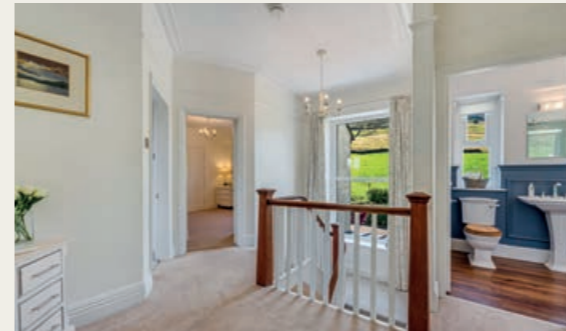
After long walks in the Dales or even just a walk around the garden, the large porch is ideal for muddy boots and coats and for dogs and children to pile in after being outside. There are fitted cupboards in the boot room for further storage and a useful WC. A lockable door leads to a staircase down to the basement, where you will find a pantry/storeroom, the oil central heating boiler and a utility room with a door leading to the outside, making the area very functional and easily accessible.



The Principal Suite

The principal bedroom, located in the Edwardian part of the home, exudes elegance with its coved ceiling, feature fireplace and fitted wardrobes. This room is the epitome of luxury, offering a perfect place to retreat at the end of the day. The en-suite, tiled in aqua and white, features a large walk-in shower, adding to the luxurious feel of the room.





Beautiful Bedrooms

The second bedroom has a coved ceiling and a lovely bay window with delightful views and an abundance of natural light. It also has an en-suite with a walk-in shower, WC and wash hand basin in a vanity unit.

The family bathroom's panelled walls are painted a rich blue, perfectly setting off the crisp white of the roll-top bath. Sink into a luxurious bubble bath, perfectly angled to take in the views after a long day in this luxurious bathroom. To finish this lovely bathroom, there is also a tiled shower cubicle, wash hand basin and WC.



Room with a View

From the landing, you will find the study, where you can access the newer part of the first floor. There are two sizeable bedrooms, one with a quirky turret corner to mirror the family room, the other with Velux windows that open up fully to the floor and give access to a balcony at the rear of the home. These two bedrooms are linked by a Jack-and-Jill-style en-suite shower room and a mezzanine landing that looks over into the family kitchen

“The newer ‘wing’ of the home was great for the teenagers; they had their own space and used the study to hang out and play games or do their homework.”







Glorious Gardens

Landscaped gardens cascade from Overdale's front entrance, with steps leading past tiered flower beds to the lawn and traditional ha-ha wall beyond. Enjoy privacy and unspoilt views as you make the most of British summers in this wonderful garden.

At the rear is a large block-paved driveway with ample parking leading to the double garage, which has an electric up-and-over door and useful storage in the rafters above. There is also a further seating area to enjoy the beautiful sunsets on a summer evening.





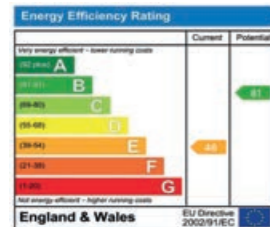
Total Approx. Floor Area 3809 Sq.ft. (353.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Built in 1906 with recent extensions
- 4 bedroom detached
- Large living kitchen diner
- 2 further reception rooms
- 3 en-suite shower rooms, plus house bathroom
- Wrap around gardens
- Large driveway & detached garage
- Mains electricity & drainage
- Oil central heating
- Double glazing
- Panoramic views
- Set in the Yorkshire Dales National Park



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Spar at Threshfield



CHEMIST:
Grassington (GP & Dentist in same building)



RESTAURANT:
Devonshire Fell Hotel (next door!)



WALK: From our doorstep along the River Wharfe - stopping off at the Old School Tea Room in Hebden or up the fell behind Overdale



SCHOOLS:
Burnsall Primary (oldest school in the area circa 1674, rated 'Good') & Upper Wharfedale Secondary (rated 'Outstanding')



PUB:
The Red Lion in Burnsall great to sit outside in summer or cosy up next to the fire in winter



TAKEAWAY:
Many local pubs do takeaway pizzas. Lots in Skipton short drive away.



PUBLIC TRANSPORT:
Bus route from Ilkley daily



A GYM:
Long Ashes Leisure Centre or Grassington



presented by



 WHAT3WORDS: [punctual.from.gems](https://www.what3words.com/punctual.from.gems)

To view Overdale
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