



## Mount Villa 11 Westfield Lane, South Milford

£700,000

- Delightful Detached Residence
- Utility Room
- 4 Bedrooms (Bed. 4 With En-Suite WC & Hand Wash Basin)
- EER TBC
- Extensively Renovated and Modernised
- Lounge & Study
- Family Shower Room
- Superb Kitchen/Dining Room
- Ground Floor Shower Room
- Set in 0.35 Acre with a South Facing Garden

The perfect example of a contemporary detached family residence of immense appeal, sat in private grounds of over a third of an acre.

Believed to have been built in the early 1900's, Mount Villa is a double fronted property extending to almost 1900 sq. ft. and set within the most beautiful grounds. The present owners acquired the property in 2016. Since then, they have carried out an extensive programme of renovation works which has seen the house significantly modernised throughout, now presenting one of the finest detached homes within the vicinity.

The present owners have created a tremendous open plan living space and incorporating a kitchen design centred around a large island. Both bathrooms have recently been replaced with a contemporary design. All new double glazed windows and external doors and bespoke internal doors have been added. The electrics throughout have been partially rewired along with a new fuse box and electronically operated gates to the front. Each room has been elegantly decorated along with new floor coverings.

The present owners have carefully focused on an extensive, sympathetic restoration retaining many original features to blend the history of the house with modern day living. With tall ceilings and numerous windows, the property is complemented by ample natural lighting and a beautiful décor theme throughout.

The property welcomes you through a front entrance porch built of brick and timber with an apex style roof and surrounding glass, into the hallway having access to the entire ground floor accommodation and staircase leading to the first floor. The bulk of the ground floor is made up of the large open plan living kitchen with an area designed for dining purposes and an important utility room.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms along with a second house bathroom and home office. There is a superb bespoke kitchen with a number of grey shaker style units centred around a large island. There are a number of integral appliances including a range cooker, fridge and dishwasher, being completed with quartz and solid oak work surfaces over. Matching units extend all along the left side wall to the bay window, which has been designed as a window seat to enjoy the views across the garden and beyond. The insulated engineered oak floor runs through the majority of the ground floor.

Located off the kitchen is an important utility room having a number of wall and base units to two sides including a sink and with provision for laundry facilities. To the rear there is a porch which has proven to be an invaluable addition.

A cosy yet spacious formal sitting room is complemented by elegant décor and an attractive fire place with a cast iron stove. The owners have fitted built in units and cupboards to either side of the fireplace and the lounge has sufficient space for appropriate lounge furniture. There is a large double glazed window to the front along with deep cornices to the ceiling. Located to the rear of the property is a home office which can also be occupied as a snug or play room, depending on the individual(s) requirements. The ground floor accommodation is completed by an impressive second house shower room.

Ascending to the first floor, the property is further enhanced by four well proportioned double bedrooms and a magnificent house shower room. Each bedroom is complemented by a double glazed window and central heating radiator.

Of particular note, bedrooms one and two positioned to the front are without doubt the choice bedrooms, enjoying almost 10ft high ceilings and elevated views across the garden. Bedroom four has a separate toilet and hand wash basin with further potential to create an en suite.

A modern house bathroom completes the internal accommodation and comprises high class his and hers vanity hand wash basins in a dark navy with a large walk in shower with surrounding glass screen. There is contrasting tiling and flooring in addition to a frosted double glazed window and chrome heated towel rail.

In 2021, the present owners secured planning permission for the erection of part two, part single storey front extension, loft conversion including raising ridge height with rear dormer and alterations to windows to create an even bigger 5 bedroom family home of around 3,200 sq. ft. with a master bedroom suite. Detailed plans are available from our Stephenson Selby office or electronically via the North Yorkshire Council Open Access portal site by decision No. 2021/0117/HPA.

The house occupies a prominent position along Westfield Lane, positioned in the heart of the village and known by many local residents as one of the most popular residential areas. The property is approached from Westfield Lane and in turn leads through a pair of electronically operated gates onto a substantial gravelled driveway providing off street parking for numerous motor vehicles. There are two brick built outbuildings with power and a water supply, ideal for general storage and outdoor equipment. There is an EV charging point installed.

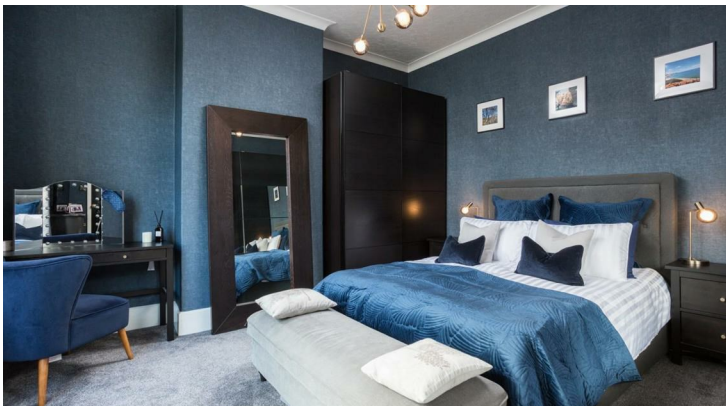
The entirety of the plot extends to 0.35 acre and is largely made up of private south facing lawned gardens with an extensive patio and outdoor seating areas. Immediately from the house is a large patio area with a raised decked area to the side, perfect for those who enjoy outdoor dining and entertaining. The garden is without doubt one of the main selling features, providing a wonderful outdoor space with tall trees to either side providing privacy, with enclosed boundaries. The garden is predominantly laid to lawn with a gravelled pathway leading to a secondary outdoor seating area underneath a timber pergola and beyond.

Mount Villa is one of the signature properties within the village, and it is not very often that properties of this size and nature with associated land come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity.

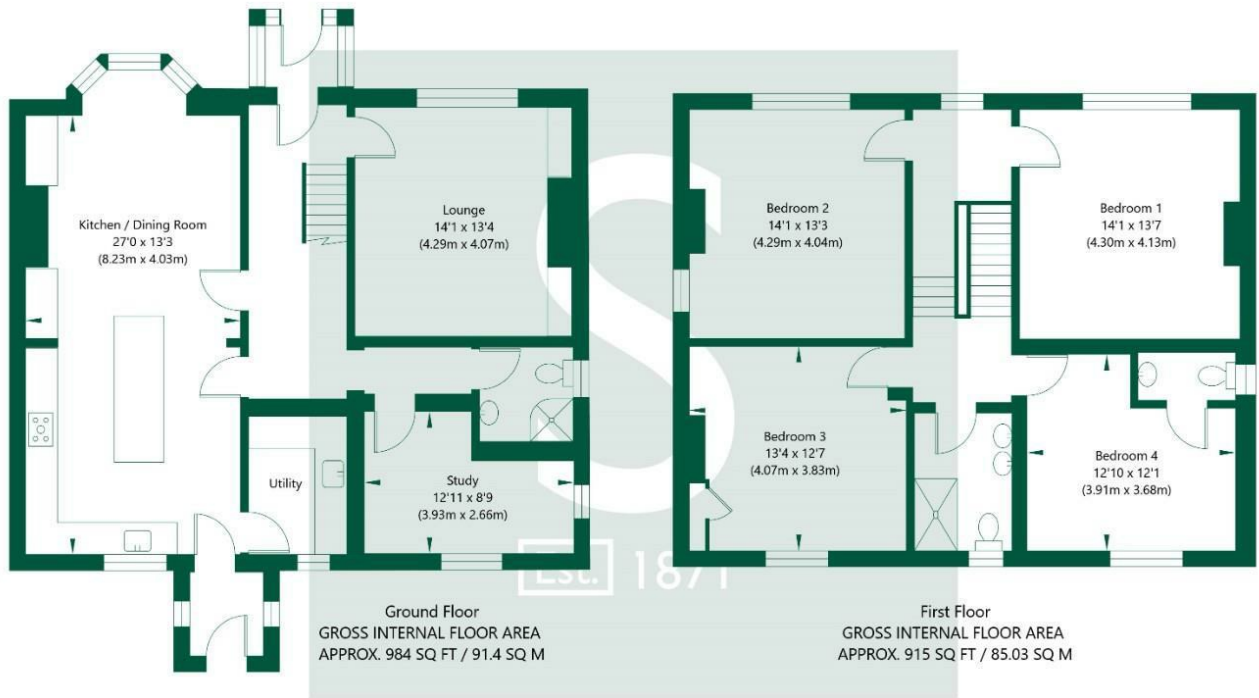
EER- 60 (D)  
Tenure – Freehold  
Council Tax – North Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

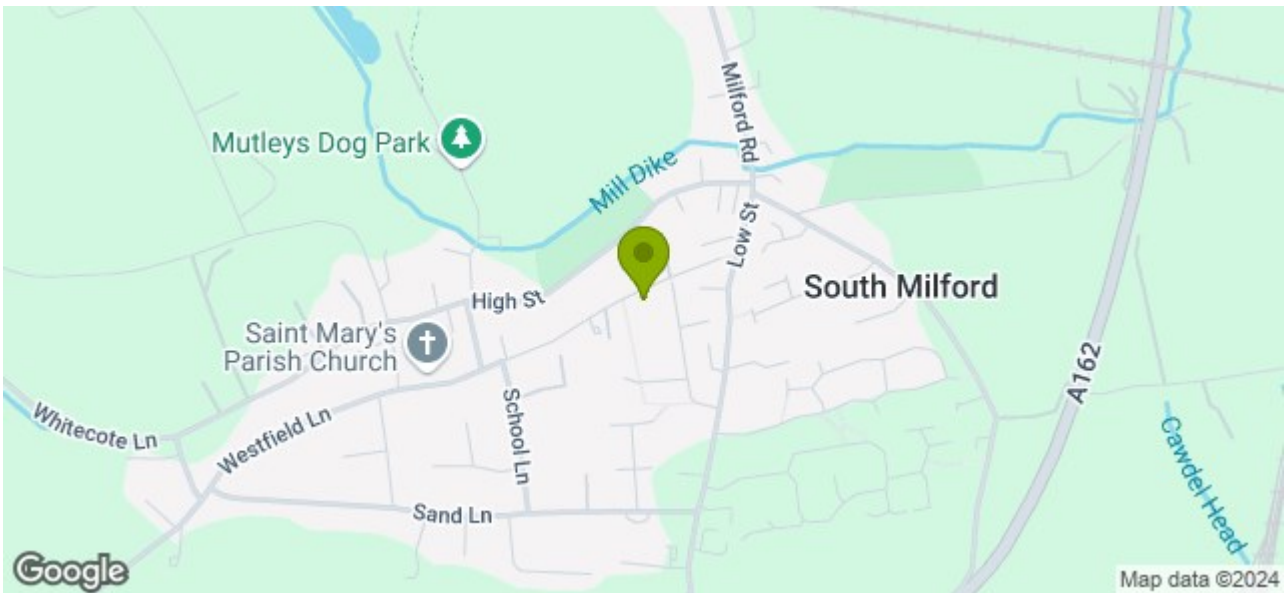




Westfield Lane, South Milford , LS25 5AP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1899 SQ FT / 176.43 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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