



**1 MOUNT PLEASANT
GLUSBURN**



**A SUPERB INDIVIDUAL PERIOD 5 BEDROOMED
HOUSE & A VERSATILE 1 BEDROOMED
ANNEXE WITH MAGNIFICENT LONG
DISTANCE VIEWS IN A PRIME RESIDENTIAL
LOCATION**

PRICE: £750,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Occupying an elevated position and consequently enjoying fantastic views across the valley towards Sutton Clough & Cowling Pinnacle, this unique conversion of 3 period cottages now forms a beautifully presented 5 Bedroomed detached family home, with the more recent addition of a bespoke Annexe with the versatility to provide ancillary accommodation to the house whilst also having permission to be used as a holiday let.

The house extends to circa 1850 sq ft briefly including 3 Reception Rooms (2 with lovely period fireplaces), a new farmhouse style Dining Kitchen & Utility and 5 well proportioned Bedrooms including 2 En-Suite's and a luxury 4 piece House Bathroom. Externally there are flagged gardens to the front & rear, the latter backing directly onto open fields & countryside. A large detached Garage currently houses an impressive hydrotherapy swimming pool but could be used for parking or other hobby purposes.

The 1 Bedroomed En-Suite Annexe includes a light & airy open plan Living Room & Kitchen having it's own enclosed garden area with space for hot tub and to enjoy the fabulous views.

Glusburn is a very popular village known for having a beautiful park and a highly regarded Primary School, with nearby Cross Hills offering a useful range of amenities including the highly acclaimed South Craven secondary school and Steeton railway station providing excellent links to the larger towns & cities of Skipton, Keighley, Bradford and Leeds.

Highly recommended for closer inspection, the house & annexe comprise in more detail:

TO THE GROUND FLOOR

Half glazed stable style uPVC door to:

PORCH: 6'9" x 5'5" with stone flagged floor, side window, fitted bench & coat hooks with shelf over, ceiling downlights and uPVC inner door to:



LIVING ROOM: 14'9" x 14'8" with Inglenook fireplace with solid fuel stove, tiled floor, exposed beams, ceiling downlights, glazed external uPVC doors, staircase to the first floor and opening to:

DINING ROOM: 14'2" x 10'7" with tiled floor, 3 wall light points, exposed beam, windows on 2 sides and uPVC rear door.

SITTING ROOM: 17'7" x 14'2" with stone fireplace with feature Oak mantel & solid fuel stove, beamed ceiling with downlights, windows on 3 sides and side uPVC external door.

DINING KITCHEN: 15'6" x 11'2" with range of new wall and base units with Oak worktops, ceramic sink & drainer, oven & 4 ring gas hob with splash back & extractor hood over, integrated dishwasher, recess with stone lintel, fitted shelves, beamed ceiling with downlights, stone flagged floor and opening to:

UTILITY: 10'4" x 6'0" with wall and base units, worktops, space for American style fridge/freezer, stone flagged floor, downlights and cupboard housing the Ideal combination boiler.

TO THE FIRST FLOOR

LANDING: 21'7" x 3'1" with exposed beams, downlights and light tunnel with Velux above.

BEDROOM 1: 15'2" x 8'0" with solid fuel stove in stone fireplace, vaulted ceiling with exposed beams, downlights, Velux window, views from windows to the front & rear and opening to:

DRESSING ROOM / STUDY: 8'8" x 6'5" with exposed beams, downlights and windows on 2 sides.



EN-SUITE: 6'1" x 5'8" with shower enclosure in Mermaid boarded walls, low suite w.c, wash hand basin with cupboards under, Velux window, downlights, Vinyl floor and windows on 2 sides.

BEDROOM 2: 11'8" x 11'7" with vaulted ceiling, downlights, high level storage area with fitted cupboards under and 2 windows to the front with deep display sills and lovely views.



EN-SUITE: 6'11" x 3'1" with low suite w.c, wash hand basin with cupboard under, shower enclosure in Mermaid boarded walls, half tiled walls, Vinyl flooring, beamed ceiling, downlights, extractor fan and window with frosted glass.

BEDROOM 4: 11'1" x 8'5" with vaulted beamed ceiling, downlights and windows on 2 sides directly overlooking open fields.

HOUSE BATHROOM: 10'5" x 6'4" with shower enclosure with sliding glass door, bath with tiled panel, low suite w.c, 'his & hers' sink with drawers under, part tiled walls, Vinyl flooring, beamed vaulted ceiling with downlights, extractor fan and window with frosted glass.

BEDROOM 3: 13'6" x 11'2" (plus bespoke fitted wardrobes) with solid fuel stove in stone fireplace, Velux window, vaulted beamed ceiling with downlights and windows on 2 sides with display sills to the front and lovely long distance views.

BEDROOM 5: 11'0" x 7'1" with vaulted beamed ceiling with downlights, rear window overlooking fields and 2 Velux windows.



THE ANNEXE

Half glazed stable style uPVC door to:

DINING KITCHEN: 13'9" x 11'7" with range of wall and base units, solid wooden worktops incorporating composite sink & drainer, oven & 4 ring gas hob with extractor hood over, space for fridge, Vinyl flooring, ceiling downlights, exposed beams, Baxi combination boiler and opening to:

SITTING ROOM: 10'9" x 8'0" with glazed uPVC doors to the rear patio garden, ceiling downlights and exposed trusses.

BEDROOM: 12'0" x 7'5" (inclusive of wardrobe space) with exposed beams in vaulted ceiling with downlights and 2 Velux windows.

EN-SUITE: 9'7" x 2'11" with shower enclosure in Mermaid boarded walls, low suite w.c, bracket wash hand basin, Vinyl flooring, uPVC window, ceiling downlights and extractor fan.

TO THE OUTSIDE

A private driveway provides parking and gives access to a:

DETACHED GARAGE: 26'6" x 15'1" with Bi-fold doors, hydrotherapy swim spa pool (2 years old), composite flooring, ceiling downlights and steps up to full length boarded storage area.

There are easily maintained flagged gardens to the front and rear, enjoying fabulous views across the valley and over open fields respectively.

There is also a lovely sheltered flagged sitting out area and space for a hot tub serving the Annexe enclosed by panelled fencing and dry stone walls with a path giving access to the front garden of the main house.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that 1 Mount Pleasant has been placed in Council Tax Band F and the Annexe is in Council Tax Band A.

POST CODE: BD20 8RN

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

PRICE: £750,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

