

Park Row



West Chevin Road, Menston, Ilkley, LS29 6BE

Offers Over £3,000,000



CURRENTLY USED AS A FAMILY HOME PLUS GUEST HOUSE** PLANNING PERMISSION FOR CONVERSION TO SEPARATE HOUSES and HOLIDAY LET BUNGALOW** OUTSTANDING OPEN VIEWS** ALSO AVAILABLE SEPARATELY . Situated in Menston this property has a variety of buildings and is currently used as a guest house with a separate family home. The properties are set in 11 Acres of land. The property also has planning permission to convert three of the existing guest houses into two family homes. and one holiday let. THIS IS A GOOD BUSINESS OPPORTUNITY OR SUITABLE FOR DEVELOPERS AND HOTELIERS .



CHEVIN END FARM

GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with double glazed frosted panels to the top half leads to into:

Entrance Hallway

Timber effect tiled flooring with underfloor heating, uPVC double glazed window to the side elevation, ceiling downlighters and doors leading off.

Ground Floor W.C

Having a white suite comprising: high flush w.c in white and vanity wash hand basin with traditional style chrome mixer tap over with storage beneath. Tiled to ceiling height to all walls, uPVC double glazed frosted window to the side elevation and ceiling downlighters.

Open Plan Kitchen Diner

25'11" x 19'10" (7.90m x 6.06m)



With base and wall units in a grey wood grain effect finish with iron effect handles and solid granite worktops with matching upstands. 'Belfast' sink with brushed steel mixer tap over. space and electric supply for freestanding range with a 'Smeg' extractor fan above with built-in downlighters. Integrated dishwasher, fridge and freezer. Central island with breakfast bar and wine storage. Exposed beams to the ceiling, ceiling downlighters and timber effect tiled flooring with underfloor heating. Multi-fuel heater with a stone surround and matching raised hearth. Two uPVC double glazed windows to the front elevation and two UPVC double glazed windows to the side elevation with far reaching views. Composite stable door with double glazed panel to the top half giving access to the side. Door leading to:



Inner Hallway

uPVC double glazed window to the side elevation, stairs giving access to the first floor accommodation, access to cellar and doors leading off.

Utility

7'6" x 5'10" (2.30m x 1.78m)

Having wall units in grey wood grain effect finish with decorative iron effect handles. Roll top laminated worktops and plumbing for automatic washing machine, space for fridge and freezer, timber effect tiled floor with underfloor heating.

Boot Room

5'7" x 4'5" (1.72m x 1.37)

(Can also be accessed via initial entrance hallway). Having timber effect tiled flooring.

Living Room

17'8" x 13'6" (5.39m x 4.14m)



Substantial exposed stone fireplace with 'Yorkshire' stone raised hearth housing multi-fuel burner in a cast iron finish. UPVC double glazed window to the side elevation and uPVC double glazed window to the rear elevation. Central heating radiator, exposed beams to ceiling.



Rear Entrance Porch

4'4" x 3'10" (1.33m x 1.19m)

uPVC double glazed window to the side elevation and composite entrance door with two double glazed panels. Tiled flooring.

FIRST FLOOR ACCOMMODATION

Landing

With timber balustrade and steel spindles. Tunnel light, traditional style central heating radiator, access to the loft and built-in storage cupboard. Doors leading off.

Master Bedroom Suite

17'8" x 12'9" (5.39m x 3.91m)



Exposed beams to the ceiling, Triple wardrobe with sliding doors, two in a white finish and a 3rd in a mirrored finish providing double hanging, hanging and shelved storage space. Power for two wall lights and ceiling downlighters.

uPVC double glazed window to the front elevation and two further uPVC double glazed windows to the side elevation with far reaching views over open fields all with bespoke fitted shutters. Central heating radiator and television point.



En-Suite

9'8" x 7'0" (2.96m x 2.14m)



Having a modern white suite comprising: corner bath with traditional style chrome mixer taps over and integrated shower attachment. Walk-in shower cubicle housing mains shower with chrome fittings and glass sliding door. Low flush w.c and pedestal wash hand basin with traditional style chrome mixer taps over. The bathroom is tiled to ceiling height to all walls, ceiling mounted electric extractor fan and ceiling downlighters. Modern central heating radiator and ceramic tiled flooring. uPVC double glazed frosted window to the front elevation.

Bedroom Two

18'9" x 11'10" (5.73m x 3.63m)



Fitted double wardrobe with sliding doors in a white finish, providing hanging and shelved storage space. Television point, uPVC double glazed windows to the side elevation with far reaching views and uPVC double glazed window to the rear elevation all with bespoke fitted shutters. Fitted three drawer dressing table in a timber effect finish with white drawer with decorative handles. Door leading to:



En-Suite Shower Room
5'10" x 5'2" (1.79m x 1.60m)



With modern white suite comprising: moulded sink with storage cupboard beneath in a wood grain effect finish with brushed steel handles. Close coupled w.c with concealed cistern and corner shower cubicle housing mains shower with chrome fittings. Ceiling mounted electric extractor fan and ceiling downlighters. UPVC double glazed window to the side elevation, chrome heated towel rail and ceramic floor tiling. Tiled to ceiling height to all walls.

Bedroom Three
14'7" x 8'9" (4.45m x 2.69m)



Having fitted bedroom furniture comprising: double wardrobe with sliding door in a white finish providing hanging and shelved storage space. Three drawer unit with white drawer fronts and brushed steel handles and timber effect surround. Matching two drawer bedside cabinet and further dressing

table with pull out drawer. uPVC double glazed window to the side elevation. Television point and central heating radiator. Door leads through to:



En-Suite Shower Room
6'7" x 4'11" (2.03m x 1.52m)



Having a modern white suite comprising: quadrant shower cubicle with mains shower and chrome fittings. Moulded wash hand basin with chrome mixer tap over storage beneath in a wood grain effect finish with brushed steel handles and low flush wc. with concealed cistern. UPVC double glazed frosted window to the side elevation. Tiled to ceiling height to all walls including built-in mirror. Ceiling mounted electric extractor fan, ceiling downlighters, ceramic floor tiles and chrome heated towel rail.

Bedroom Four
14'7" x 8'11" (4.45m x 2.73m)



uPVC double glazed window to the front elevation and door leading to:



En-Suite Shower Room
 5'6" x 5'4" (1.69m x 1.64m)



Having quadrant shower cubicle housing mains shower with chrome fittings. Vanity wash hand basin with chrome mixer tap over with storage beneath in a wood grain effect finish with chrome knobs. Low flush w,c with concealed cistern and chrome heated towel rail. Ceiling downlighters, electric extractor fan. Tiled to ceiling height to all walls including ceramic floor tiles.

CELLAR

Cellar One
 13'3" x 10'10" (4.06m x 3.31m)
 (Accessed from the house)
 With stone steps leading down to the cellar.

EXTERIOR

Front And Side



Enclosed with stone walling with pedestrian wrought iron access gate. Multi level lawned area, flagged pathway gives access to the front door and stone patio areas. Water feature, decorative pebbled areas. Flagged pathway leads around the side of the property where there is further lawned area and further pedestrian access gate and steps lead up to a further flagged seating area and raised flowerbeds. Outside power point and log storage. Tarmac off street parking area for multiple vehicles.



Rear

Integral garage with electrically operated roller shutter door.





Garage

24'6" x 8'9" (7.48m x 2.67m)

With a mezzanine level which is approximately half of the garage floor space. Corridor lead down to:

Further Cellar

12'2" x 11'1" (3.72m x 3.40)

(Accessed from outside the property)

With lockable door.

THE OLD DAIRY

Attached to the house and currently used as the kitchen, dining room and rooms for the guest house.

GROUND FLOOR ACCOMMODATION

Entrance Porch

(3.06m²)

With windows to the North and South elevations and further door leading into:

Entrance Hallway

(10.53 m²)

With stairs leading to the first floor accommodation, further door leading to the East elevation and doors leading off.

Inner Hallway

(7.06 Sq.m)

With window to the West elevation and doors leading off.

Bathroom

(7.6 Sq.m)

To be fitted out as required, with windows to the East elevation.

Boiler Room

(4.62 Sq.m)

Kitchen Diner

(37.59 Sq.m)

To be fitted out as required, with two windows to the West elevation and stairs leading to the first floor accommodation. Door leading to storage cupboard.

Living Room

(38.51 Sq.m)

With windows to the West elevation, two to the East elevation and two to the North elevation.

Garage/Store

(19.07 Sq.m)

Accessed via the rear courtyard. With door leading to electric room and utility rooms.

Electric Room

(2.29 Sq.m)

With door leading to:

Utility Room

(1.55 Sq.m)

Window to the South elevation.

GUEST SUITE

Entrance

Accessed via rear courtyard. With entrance door leading into:

Entrance Hallway

(2.08 Sq.m)

Door leading into:

Guest Bedroom

(15.52 Sq.m)

With windows to North and South elevations and one to the East elevation. Further door leads to:

En-Suite

(3.58 Sq.m)

To be fitted out as required, with window to the North elevation

THE OLD DAIRY FIRST FLOOR

Central Landing

With 'Velux' style window and doors leading off.

Bedroom Two

(21.04 Sq.m)

With two windows to the East elevation and one to the West elevation. Door leading to:

En-Suite

(3.48 Sq.m)

To be fitted as required with window to the East elevation.

Upper Lobby

(4.21 Sq.m)

With 'Velux' style window and door leading off.

Master Bedroom

(23.82 Sq.m)

With windows to the West elevation and East elevations and a further two windows to the North elevation with outstanding views. Door leading into:

en-Suite Bathroom

(7.45 Sq.m)

To be fitted out as required, with window to the East elevation.

Kitchen Landing

(5.94 Sq.m)

With door leading to:

Bedroom Three

(17.01 Sq.m)

With window to the South Elevation and 'Velux' style window.

EXTERIOR TO THE OLD DAIRY

Front

Steps lead up to a Lawned garden area with path leading to the front door and open views.

Rear

Courtyard area

WHARFE VIEW

Horse shoe shaped building currently having 11 en-suite bedrooms for the guest house.

Entrance

(7.2sq.m/77'5"sq.ft)

Door leads in with further door giving access into Kitchen.

Kitchen

((27.9sqm/300sq.ft)

To be fitted out as required with windows to North and East Elevations. Aperture leads through to:

Dining Room

(44.1sq.m/475sq.ft)

With two windows to North Elevation and two further windows overlooking Private Courtyard. Double Doors lead through to:

Living Room

(62.4sq.m/671.sq.ft)

With two windows to the North elevation and one to the West elevation. Door Leading to:

Inner Hallway

With four windows overlooking the inner courtyard. two doors leading to the inner courtyard and further doors leading off.

Shower Room

(166.4 Sq.Ft/ 15.5 Sq.m)

To be fitted out as required, with two windows to the West elevation.

Master Bedroom Suite

(289.4 Sq.ft/26.9 Sq.m)

With a window to the West elevation and one to the South elevation. Door leading to En-Suite and double doors leading to walk-in wardrobe.

Walk-In Wardrobe

(63.6 Sq.ft/5.9 Sq.m)

To be fitted out as required.

En-Suite

(140.5 Sq.ft/13.0 Sq.m)

To be fitted out as required, with window to the South elevation.

Bedroom Two

(283.5 Sq.ft/24.5 Sq.m)

With window to the South elevation. Door leading to:

En-Suite

(145.8 Sq.ft/13.5 Sq.m)

To be fitted out as required, with window to the South elevation.

Bedroom Three

(277.4 Sq.ft/24.5 Sq.m)

Windows to the South and East elevation. Door leading to:

En-Suite

(37.4 Sq.ft/3.5Sq.m)

To be fitted out as required.

EXTERIOR TO WHARFE VIEW

Courtyard



Paved inner courtyard with door leading to storage room and further door leading to boiler room. This property has the option to buy considerable adjoining extra land around the outside of the property. Tarmac parking area providing off street parking.

THE OLD STABLES

Currently uses as en-suite bedrooms for the guest house.



Entrance

Door leading into:

Kitchen Living Room

(36.35 Sq.m)

To be fitted out as required, With two windows to the South West elevation and one to the North East elevation and further doors leading out to the rear. Further doors leading off.

Guest Cloak Room

(3.19 Sq.m)

To be fitted out as required with window to the North East elevation.

Boiler Room

(2.64 Sq.m)

Bedroom

(13.53 Sq.m)

With Window to the South West elevation and doors giving access to the North East elevation. Further door leads to:

En-Suite

(3.24 Sq.m)

To be fitted out as required with window to the North East elevation.

EXTERIOR TO THE OLD STABLES

Outside



The property is accessed via a private tarmac driveway with off street parking space. To the rear is a raised decked area with metal and timber balustrade with are reaching views. there is also a triangular separate garden space which has herbaceous planting and enclosed to two sides with stone brick wall.

HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS.

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: FREEHOLD

Local Authority: BRADFORD COUNCIL

Tax Banding: TO BE CONFIRMED

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: MAINS

Gas: LPG

Sewerage: MAINS

Water: MAINS

Broadband: SUPERFAST

Mobile: 5G

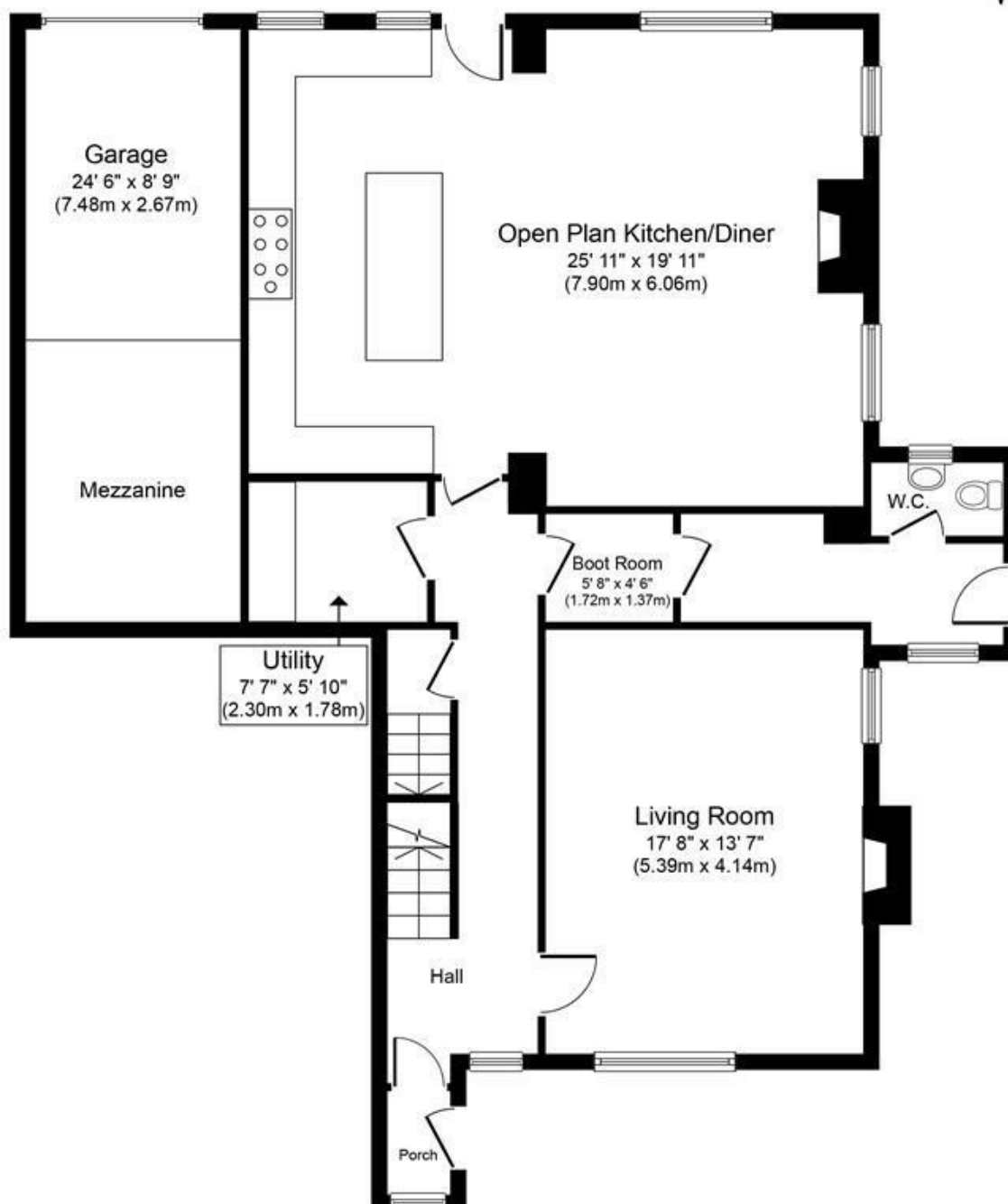
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS.

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

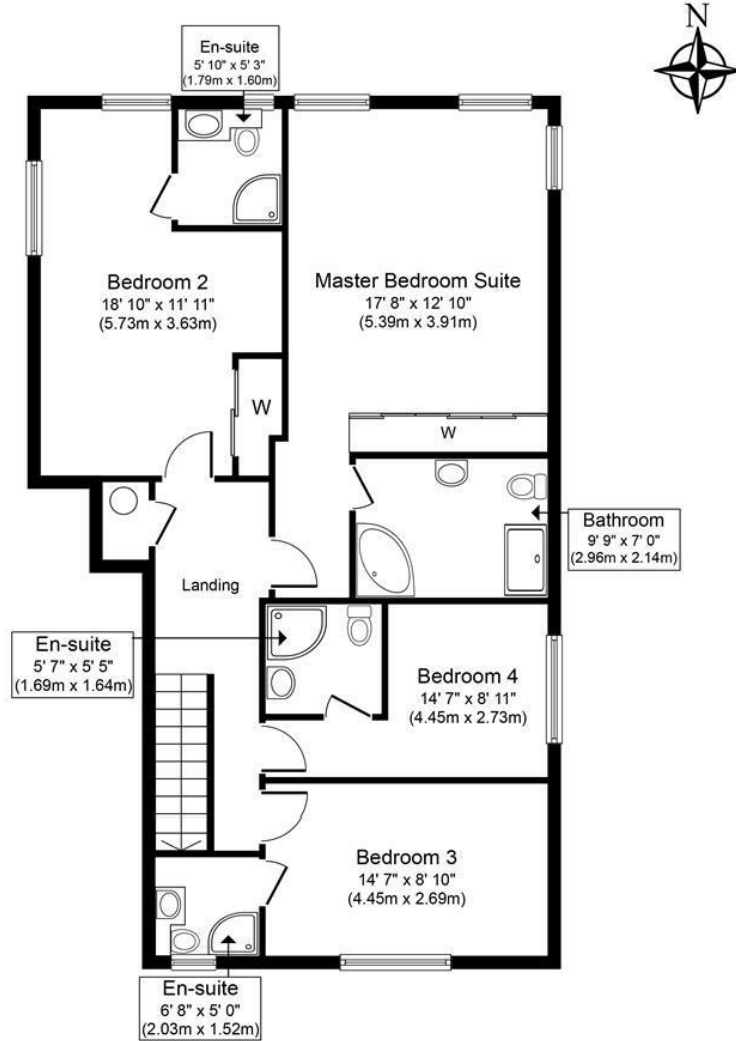




Ground Floor
Approximate Floor Area
1,281 sq. ft.
(119.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

