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AN INDIVIDUAL DETACHED 5 BEDROOMED FAMILY HOME WITH A SELF-CONTAINED ANNEXE, AN INTEGRAL GARAGE AND AMPLE PARKING SITUATED IN A SEMI RURAL LOCATION WITH LOVELY ELEVATED VIEWS



SIDEGATE LODGE LOTHERSDALE

Situated towards the lower end of Sidegate Lane in the popular village of Lothersdale, **this interesting detached property offers more than at first meets the eye**, with the principal house covering an impressive 2500 sq ft and a possible Annexe a further 600 sq ft. There is also a good sized integral garage, parking for several cars and extensive gardens surrounded by open countryside.

The accommodation includes a Dining Kitchen, 3 Reception Rooms, a Garden Room, Utility & Cloakroom and Porches to the front & rear, complemented by 5 Double Bedrooms, a Jack & Jill En-suite and a 4 piece House Bathroom with **the majority of rooms enjoying fabulous elevated views**. The lower ground floor provides further versatile space which could form an annexe or be run as a holiday let or Airbnb.

PRICE: £795,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Lothersdale is an extremely popular semi-rural community surrounded by open fields & countryside and known for its **lovely walks** (including sections of the Pennine Way), **the restored Hare & Hounds village pub** and a **highly acclaimed primary school** which continues to excel in Ofsted reports.

TO THE GROUND FLOOR

uPVC door to:

PORCH: 7'0" x 3'10" with inner door to hallway.

LIVING ROOM: 20'6" x 15'8" a very generous through room with windows on 3 sides, fireplace and sliding glazed door to the rear garden.



CLOAKROOM: with low suite w.c, wash hand basin and tiled floor.

STUDY / SNUG: 12'1" x 8'11".

UTILITY: 10'8" x 5'9" with base units, worktops, stainless steel sink & drainer and washer plumbing and door/stairs down to the lower ground floor annexe.

REAR PORCH: 7'1" x 6'5" with door to the rear garden.



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



SITTING ROOM: 21'7" x 12'1" with 2 gable end window with lovely views.

GARDEN ROOM: 13'9" x 9'3" with windows on 2 sides, tiled floor and door to the rear garden.

DINING KITCHEN: with range of wall and base units, worktops, composite sink unit, 4 ring electric hob, eye level oven & grill, pantry cupboard and external door with steps down to the front.



TO THE FIRST FLOOR

LANDING: 35'10" x 14'10" (max L-shape).

BEDROOM 1: 15'4" x 14'0" a through room with windows on 2 sides and lovely views.



JACK & JILL BATHROOM: 8'7" x 5'7" with panelled bath, low suite w.c, wash hand basin and lovely views.

BEDROOM 5: 11'7" x 9'1" with access to the bathroom, corner wash basin and similar views.

BEDROOM 4: 13'3" x 11'7" with similar views.

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BEDROOM 2: 14'11" x 12'1" with fitted wardrobes and lovely views from 2 windows.



BATHROOM: 8'10" x 8'9" with 4 piece suite comprising large spa bath, shower enclosure, combined w.c & sink with cupboards under and display sill.

BEDROOM 3: 15'4" x 11'5" with windows on 2 sides.

TO THE LOWER GROUND FLOOR ANNEXE

Half glazed uPVC door to:

PORCH: 8'5" x 7'11" with inner door and hallway to:

LIVING ROOM: 17'4" x 13'6" glazed bi-fold doors to the rear, enclosed boiler and
KITCHENETTE with upgraded units with quartz worktops and part tiled walls.

INNER HALL: 8'1" x 5'".

SHOWER ROOM: 6'1" x 4'10" with shower enclosure, low suite w.c, wash hand basin and tiled walls.

LOBBY: 14'8" x 6'5" with staircase to the ground floor (with store under) and door to:

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INTEGRAL GARAGE: 19'9" x 15'2" with electric door.

TO THE OUTSIDE

There is generous driveway parking in front of the garage and also through secure timber gates.

Extensive gardens include flagging, established shrubs & borders and a feature pond.



SERVICES: Mains drainage and electricity are connected. Water is from a private borehole. The heating is oil fired. 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 BAND: Band G.

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

POST CODE: BD20 8EU

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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

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