

# Harrison Robinson

Estate Agents



**Wine Beck Barn Bolton Road, Addingham, LS29 0RF**

**£765,000**

 3  1  2  D



# Wine Beck Barn Bolton Road, Addingham, LS29 0RF

## £765,000



### GROUND FLOOR

#### Orangerie

14'3" x 11'10" (4.35 x 3.61)

This stunning, French Oak orangerie from Salisbury is the perfect addition to this beautiful home, enhancing the living space and providing the most relaxing and serene environment in which to savour the delightful gardens and breathtaking countryside views. Fitted with integral blinds including those which are electrically operated in the roof lantern. Underfloor heating ensures that it can be enjoyed all year round. Two sets of French doors to each side provide garden access. Polished stone flooring and downlighting.

#### Dining Kitchen

22'11" x 17'0" (7.01 x 5.19)

This beautifully appointed, open plan dining kitchen is fitted with a bespoke range of Shaker style, hand painted units with burnished handles and complementary granite work surface over incorporating a white, ceramic, Belfast sink with Chef's spray style, chrome mixer tap sitting under a UPVC double-glazed window. Pride of place is given to a black, enamel, Rangemaster range with double ovens, a five-burner gas hob with granite splashback and Neff stainless-steel chimney hood and extractor over. A central island incorporates additional storage. Integrated dishwasher and stainless-steel American style fridge /freezer. A tall pantry cupboard provides additional useful storage. A further window to the front elevation affords stunning views. The polished stone tiled floor continues through into the dining area where there is ample room for a large dining table - the perfect place in which to entertain friends and family. The dining kitchen is open into the Orangerie providing a great-sized living space and affording some of the best views in the Wharfe Valley. Tall, broad, vertical, contemporary radiator and downlighting. A carpeted staircase with painted timber balustrade and good-sized storage cupboards beneath leads to the first floor.

#### Lounge

16'7" x 12'5" (5.08 x 3.81)

A lovely sitting room with windows to two elevations providing far reaching views towards Beamsley Beacon to the front and towards the Cow and Calf Rocks from the bay window. This is a great room in which to sit and relax. A cast iron multi-fuel stove stands on a stone hearth within a stone fire surround with oak mantle over and creates a cosy environment on a cold winter's evening. Carpeted flooring, radiator and TV point.

#### Utility Room

A great-sized utility room with matching units and flooring to the kitchen. A cupboard houses the combi-boiler and there is space and plumbing for a washer and tumble drier and a separate, tall fridge freezer. A window affords ample natural light. Continuation of the stone tiled flooring and downlighting.

#### W.C.

Fitted with a quality white suite comprising of a vanity washbasin with traditional style taps and a concealed cistern w/c with push button flush. Beautiful neutral tiling to one wall to coordinate with the floor tiling with attractive, patterned, accent tiling matching that of the splashback to the washbasin. Radiator and extractor fan.

### FIRST FLOOR

#### Landing

Stairs from the dining kitchen lead up to a bright and airy landing with two Velux windows affording plenty of natural light. The 'cottage' feel is enhanced by exposed roof trusses. Carpeted flooring.

#### Bedroom One

14'11" x 12'4" (4.57 x 3.78)

A delightful, tranquil and spacious bedroom, an oasis of peace and calm, with a large, bow window to the side elevation and further window to the front having far reaching views over the valley towards Beamsley Beacon and the iconic Cow and Calf Rocks. Luxury fitted wardrobes by Hammonds. Exposed beams, carpeted flooring and radiator.

#### Bedroom Two

10'9" x 10'5" (3.30 x 3.20)

A further double bedroom with a window to the front elevation, which affords stunning, countryside views. Exposed beams, carpeted flooring, radiator and TV point.

#### Bedroom Three

12'4" x 9'2" (3.78 x 2.81)

Another good-sized, double room, so nobody draws the short straw. The window to the front elevation affords far reaching views over the valley towards Beamsley Beacon - a stunning outlook to wake up to. Exposed beams, carpeted flooring and radiator.

#### W.C. Shower Room

An immaculately presented, luxury shower room, fitted with a fully tiled, glazed shower cubicle with thermostatic drench shower and separate hand held shower attachment. Villeroy & Boch circular inset washbasin with monobloc tap set on a granite surface to the stylish vanity unit incorporating deep drawers and cupboards. Large, illuminated mirror above. Concealed cistern w/c with push button flush. The stand out feature of this exquisite shower room is the tasteful hexagonal shape wall and floor tiling in neutral tones with beautiful patterned accent hexagonal tiling. A UPVC double-glazed window with obscure glazing to the side elevation fitted with plantation shutters makes for a bright atmosphere. Useful, recessed shelving, vertical, ladder, towel radiator, shaver point, downlighting and underfloor heating.

### OUTSIDE

#### Double Garage & Driveway

The property is accessed through stone gate posts onto a tarmac driveway bound by charming dry stone walling with hedging above, providing off street parking for several cars. There are newly laid, shallow stone steps leading up to a tall timber gate and fencing, which affords privacy from the roadside. A detached, double garage has an electric, up and over door, light and power. This has two windows to the side elevation and is ideal for housing a car or storage. The roof has had a waterproof, resin membrane fitted.

#### Gardens

Yet a further lovely feature of Wine Beck Barn is the delightful, very private, level garden, primarily laid to lawn with mature shrubs, trees and established planting - a riot of colour in the summer months. Privacy is maintained by tall fencing. There is a flagged patio area ideal for outside relaxation and al fresco entertaining. From the garden, there are superb views over the valley towards Beamsley Beacon and one can imagine relaxing here in the sunshine with a cup of Yorkshire tea. A coal bunker and a log store are tucked away behind the garage and there is a greenhouse for the green fingered amongst us.

#### UTILITIES & SERVICES

The property benefits from mains gas, electricity and recently replaced septic treatment plant, for this property only.

Ultrafast Fibre Broadband is shown to be available to the property.

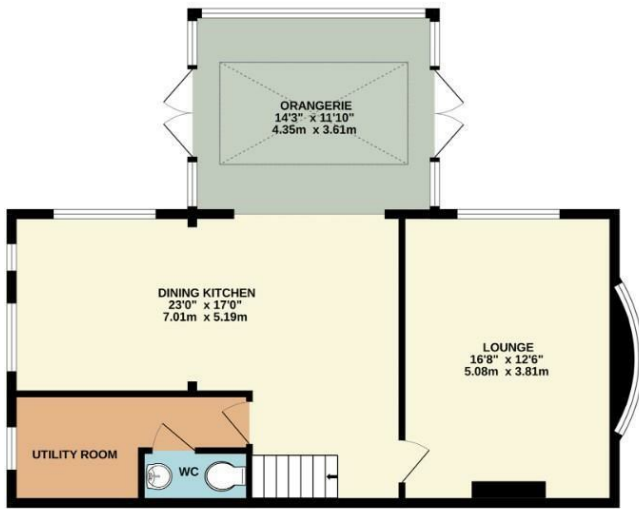
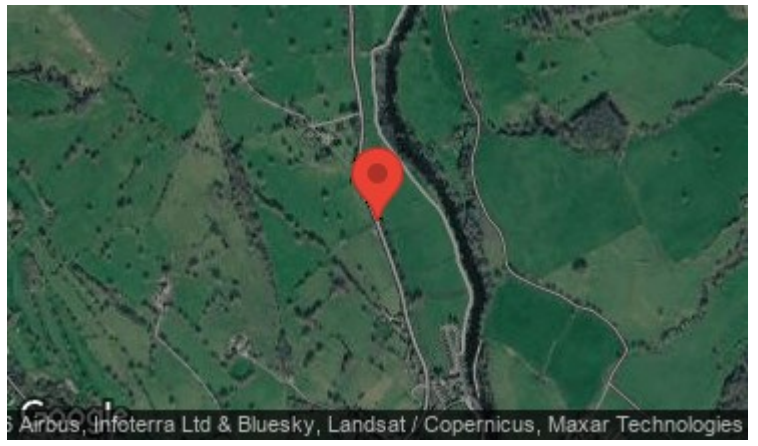
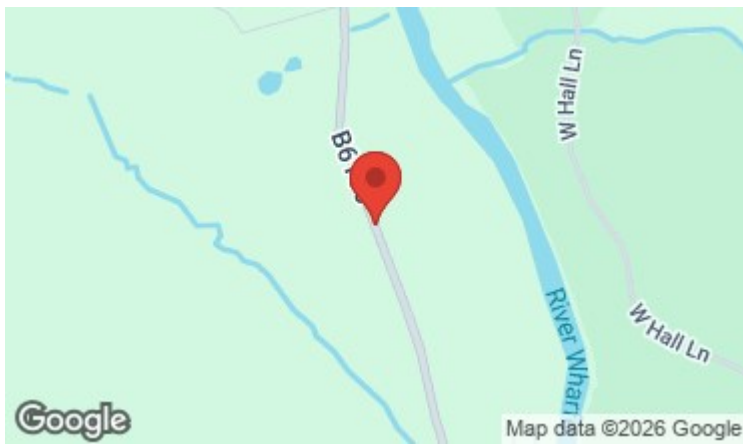
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Stunning Barn Conversion
- Three Double Bedrooms Served By A Luxury Shower Room
- Superb Contemporary Styling & Immaculately Presented
- Beautifully Appointed Dining Kitchen
- Luxury French Oak Orangerie With Underfloor Heating
- Sitting Room With Multi-Fuel Stove
- Delightful, Private Gardens & Breathtaking Views
- Double Garage and Driveway Parking
- Walking Distance To Village Amenities
- Council Tax Band G

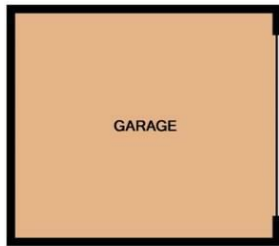
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**  
788 sq.ft. (73.2 sq.m.) approx.



**FIRST FLOOR**  
623 sq.ft. (57.9 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1411 SQ.FT. (131.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.