Harrison Robinson

Estate Agents



Moor House, 93 Wheatley Lane, Ilkley, LS29 8PP

£1,150,000

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GROUND FLOOR Entrance Porch & Reception Hall
A solid, timber door with glazed, coloured, leaded transom light over, which opens into a porch with beautiful, original, tiled flooring. From here a half-glazed door with exquisite, coloured, leaded, glass panels opens into an impressive reception hall of grand proportions with a broad, sweeping, return carpeted staircase with heavy, turned balustrading leading to the first floor. Light floods in through the large, magnificent, coloured, leaded windows to the half landing. Original, ornate plasterwork, deep cornicing, wooden panelling and dado rail blend perfectly with stunning Ted Todd parquet flooring setting the tone for what is to follow. Traditional cast iron radiator and room for several items of furniture. This is an ideal environment in which to welcome friends and family. A half-glazed door opens into:

Lounge
16'0" x 14'5" (4.9 x 4.4)
A wonderful sitting room of generous proportions benefitting from a double-glazed, stone framed, box bay window with beautiful solid wooden shutters and charming window seat, allowing the natural light to flood in. One's eyes are drawn to the stunning, original black and orange marble fireplace housing a Chesney log burning stove. Spectacular ornate ceiling plasterwork, deep cornicing, wooden panelling and picture rail. Continuation of the Ted Todd parquet flooring, traditional cast iron radiator and TV point.

Drawing Room
15'1" x 14'5" (4.6 x 4.4)
A second equally spacious reception room with the potential to serve as a formal dining room if desired. Further double-glazed sash bay windows with solid timber shutters make for a bright atmosphere. Superb original features continue to abound in the deep cornicing, delightful, decorative ceiling plasterwork and deep skirting boards. Wooden panelling and picture rail. An elegant hand carved Chesney marble fireplace housing a second Chesney log burning stove draws the eye. Castrads traditional style radiator and continuation of the beautiful Ted Todd flooring.

Kitchen
15'1" x 14'1" (4.6 x 4.3)
Fitted with beautiful, bespoke handmade, dark green cabinetry by Eastburn complemented by white Silestone work surfaces and upstands. A large stainless-steel range oven takes pride of place in the chimney breast with tiled splashback and extractor and mantle over. Integrated dishwasher and space for an American style fridge freezer. A Belfast sink with traditional style monobloc tap sits beneath a timber framed sash window with shutters affording a lovely view over the rear garden. Useful wall shelving, second prep sink and downlighting. Coordinating neutral tiled flooring with underfloor heating. Open plan into:

Breakfast Room
7'10" x 8'6" (2.4 x 2.6)
Thoughtfully designed, this lovely breakfast room is the perfect spot for family mealtimes, leading conveniently off the kitchen. Olive toned tongue and groove panelling lend character and light floods in through the floor to ceiling window framing the view through the garden room into the garden. The ingenious addition of a mirror the full width of one wall accentuates the bright atmosphere. Continuation of the tiled flooring and underfloor heating. Downlighting.

W.C.
The same tasteful design is even found in the cloakroom/w.c. Fitted with a wall hung wash basin with monobloc tap and a concealed cistern w/c. Striking terrazzo tiling to the walls and floor.

Garden Room
18'0" x 7'10" (5.5 x 2.4)
A sliding glazed door opens from the reception hall into this superb recent addition - a beautiful garden room by Eden Verandas. Fully glazed and fitted with wood-effect, grey, composite, decked flooring it creates the ideal inside outside ambiance and can be used throughout the year ensuring the enjoyment of the garden and the outside environment continues across the seasons. Sliding glazed doors open onto the garden.

FIRST FLOOR Landing
A broad, carpeted staircase from the hallway, with stunning, coloured, leaded windows to the galleried half-landing leads up to the spacious, first floor landing, which gives access to all the principal, first floor rooms. Deep cornicing and dado rail.

Master Bedroom
18'0" x 15'1" (5.5 x 4.6)
This most generous double bedroom with tall sash windows and shutters. A cast iron fireplace with tiled slips, marble hearth and pretty, ornate fire surround is a charming feature. Deep cornicing, two traditional radiators, dado rail and stripped wooden floorboards lend character.

Bedroom Two
16'0" x 14'5" (4.9 x 4.4)
Yet another great-sized, double bedroom to the front west facing elevation. Sash window with shutters allow the light to flood in. Deep cornicing, traditional style radiator, carpeting and TV point. A fitted wardrobe provides useful storage.

Bedroom Three
15'1" x 14'5" (4.6 x 4.4)
A generous, double bedroom with a sash window fitted with shutters to the rear elevation. A fireplace with tiled hearth and timber surround is a lovely, focal point. Stripped floorboards, cornicing and traditional radiator.

Bathroom
A beautifully appointed, spacious, four piece bathroom, the height of luxury from The Cast Iron Bath Company fitted with a free-standing slipper bath with antique brass wall mounted mixer-tap , a twin, bespoke vanity washbasin with antique brass mixer tap and silestone surface, a walk-in wet room style shower with glazed screen, mains drench shower and separate hand held shower attachment and a concealed cistern w/c. and ample storage and a concealed cistern w/c. Fully tiled flooring with underfloor heating, fitted half-height panelling and original cornicing. Antique brass towel ladder radiator. Two sash windows with obscure glazing, wall lights, downlighting and extractor fan.

SECOND FLOOR Study Landing
This lovely carpeted study landing has cornicing, radiator and carpeting. A Velux window makes this a bright and airy space. With access to three further bedrooms, this would also be a perfect chill out space for teenagers.

Bedroom Four
14'5" x 11'5" (4.4 x 3.5)
A super double bedroom to the front of the property benefitting from a dormer window, which enhances the spacious feel whilst affording delightful views. Stylish fitted wardrobes, carpeting, radiator and useful under eaves storage.

Bedroom Five
14'5" x 9'2" (4.4 x 2.8)
Another great-sized bedroom to the rear of the property also benefitting from a dormer window enjoying beautiful long distance views. Fitted wardrobes, carpeting, radiator and under eaves storage.

Bedroom Six
15'5" x 15'5" (4.7 x 4.7)
Last, but by no means least as no one in the family draws the short straw! Yet another good-sized, double bedroom affording lovely, long distance Wharfe Valley views. Velux windows with fitted blinds allow for ample natural light. Fitted wardrobes, carpeting and under eaves storage. Attractive, wooden panelling to one wall.

Bathroom
Serving these three bedrooms on the second floor the spacious bathroom evokes traditional elegance, comprising of a claw foot, freestanding bath with traditional style mixer tap and hand held shower over, a wall hung wash basin with traditional style mixer taps and a traditional style, low-level w/c. Striking, bland and white, checker tiled flooring, exposed roof purlins, radiator and Velux window with opaque glazing.

BASEMENT Gym
15'1" x 14'1" (4.6 x 4.3)
A spacious room currently used as a gym. Ample room for a whole host of gym equipment. Window to the front of the property.

Utility Room
15'1" x 14'5" (4.6 x 4.4)
A most generous utility room with fitted base and wall units, a sink with monobloc tap, a window to the rear and space and plumbing for a washing machine and tumble drier. Ample room for an additional freezer.

Cellar
12'1" x 8'10" (3.7 x 2.7)
This would make an ideal wine cellar!

Garden
The property sits well back from the roadside and the charming, walled, front garden is laid to level lawn with well stocked borders, shrubs and trees. A pathway with stone steps leads to the front door. A rear gate from the private lane gives access to the most delightful and good-sized, rear, flagged and grassed area, which benefits from sunshine for a good part of the day – creating an ideal spot for relaxing. A raised, composite decked area creates the perfect spot to sit and dine in the warmer months. A paved patio offers a similar opportunity. This is the most wonderful, private space in which to enjoy al fresco entertaining with friends and family.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage. 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.

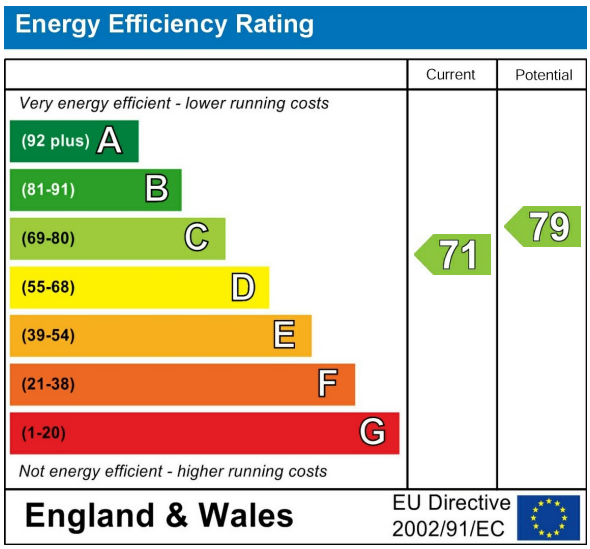








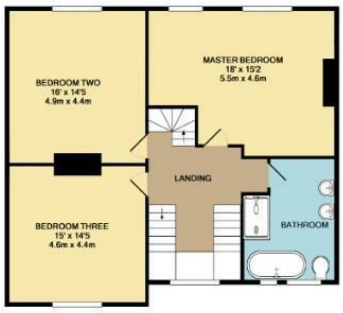
- Magnificent Double Fronted Victorian Villa
- A Wealth Of Stunning Original Features
- Recent Meticulous Updating Of The Highest Calibre
- Six Bedrooms & Two Bathrooms
- Four Superb Reception Rooms
- Beautiful Eastburn Kitchen
- Brand New Fully Glazed Garden Room
- Generous Cellar Space With Conversion Potential
- Close Walking Distance To Train Station & Excellent Schools
- Council Tax Band E















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TOTAL APPROX. FLOOR AREA 3634 SQ.FT. (337.6 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. 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.

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