



Main Street | | Burley in Wharfedale | LS29 7DN

£620,000

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1 The Malt, Main Street |  
Burley in Wharfedale | LS29 7DN  
£620,000

Forming part of the splendid Malt Shovel Hotel this imposing property is situated in the heart of the village of Burley in Wharfedale. Approximately 10 years ago the building was transformed to create a number of stylish residences. The accommodation is appointed to a high standard throughout with a large open plan living kitchen enjoying a balcony looking over the village pond perfect for a peaceful morning coffee, adjoining this room is cosy open plan living space. There is also a further large reception room, complete with bespoke media wall, three double bedrooms each with their own ensuite facilities. Outside the property has neat lawned and decked gardens. Two parking spaces.

- Central village location
- Three double bedrooms all with ensuite facilities
- Large sitting room with media wall
- Living kitchen with balcony off
- Low maintenance garden
- Two dedicated parking spaces
- Imposing Grade II listed building

## GROUND FLOOR

### Entrance Hall

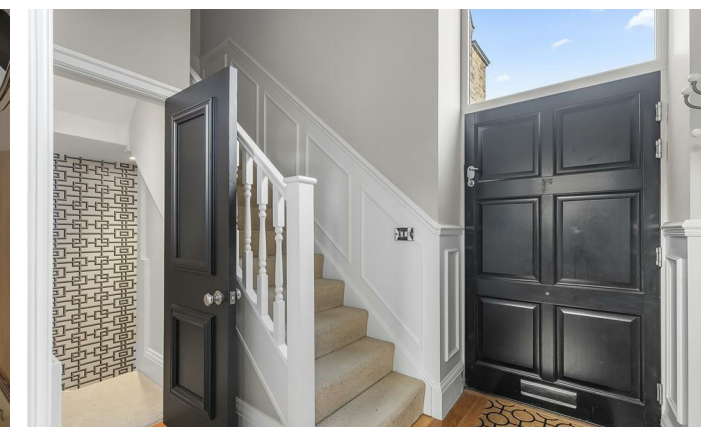
An oversized door opens onto a welcoming hallway with an engineered oak floor. Panelled walls and steps leading to the lower ground and first floor.

### Downstairs cloakroom

Providing a WC, wash basin, chrome heated towel rail, a continuation of the engineered floor and spotlights to the ceiling.

### Living Kitchen

A fabulous open plan area providing:



Forming part of the original Malt Shovel Hotel this imposing property is situated in the heart of the village of Burley in Wharfedale.



### Dining Kitchen area

15'03 x 14'11 (4.65m x 4.55m)

A handmade 'Clarity Arts Kitchen' providing a range of wall and base units with quartz work tops and up-stands. Siemens integrated appliances including a fridge, freezer, washer/dryer, dishwasher, oven, grill, microwave, five ring gas with extractor hood over. One and a half bowl recessed sink and drainer. French doors lead onto a decked balcony with a wonderful outlook covered the village pond. There is also a window to the rear elevation with fitted plantation shutters. A tiled floor and spotlights to the ceiling.

### Living Area

18'02 x 8'11 (5.54m x 2.72m)

With an engineered Oak floor, two windows to the rear elevation with fitted plantation shutters. Spotlights to the ceiling.

## LOWER GROUND FLOOR

### Sitting Room

22'07 max x 15'11 (6.88m max x 4.85m)

A generously proportioned space with a bespoke fitted media wall, a remotely controlled log burned effect gas fire sitting on marble plinth providing a wonderful focal point to this room. There are two windows to the rear elevation and spotlights to the ceiling.

### Study Area

Useful study space off the sitting room with a ceiling lantern bringing in further natural light.

## FIRST FLOOR

A panelled stair case leading to the first floor. Cupboard on the landing housing the boiler.

### Bedroom One

15'01 x 9'07 (4.60m x 2.92m)

Steps lead down to the principle bedroom, with a full height ceiling giving a wonderful sense of space. Windows to both the front and rear elevation.

### Dressing Room

7'3 x 5'6 (2.21m x 1.68m)

Fitted with shelves and hanging space.

### Ensuite Bathroom

7'04 x 5'05 (2.24m x 1.65m)

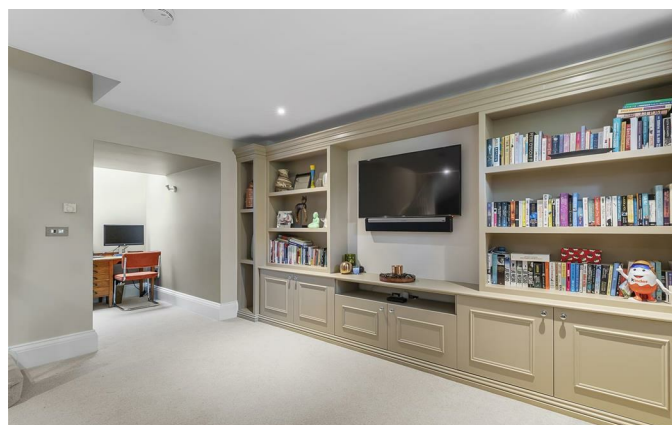
A three piece suite comprising a bath with shower over, concealed unit WC and basin with a wood effect work top. Tiled walls and floor area. Velux window.

### Bedroom Two

12'06 x 8'10 (3.81m x 2.69m)

With a window to the rear elevation and spotlights to the ceiling.





### Ensuite Shower Room

8'09 x 3'10 (2.67m x 1.17m)

Providing a double walk in shower, WC, pedestal wash basin and chrome towel rail. Tiling to the walls and floor area.

### SECOND FLOOR

#### Bedroom Three

15'00 x 10'05 (4.57m x 3.18m)

With a window to the front elevation and an exposed beamed ceiling.

#### Ensuite Shower Room

7'08 x 4'1 (2.34m x 1.24m)

With half pedestal wash basin, WC, double walk in shower, chrome towel rail and tiling to the walls and floor area.

#### Gardens

To the front of the property there is an enclosed garden with recently renewed decking and level lawned area. A garden shed provides further storage. To the rear of the property there is a decked balcony with picturesque viewing over the village pond and St Marys church.

#### Parking

There are two allocated parking spaces outside the property.

#### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

#### Council Tax

City of Bradford Metropolitan District Council Tax Band E.

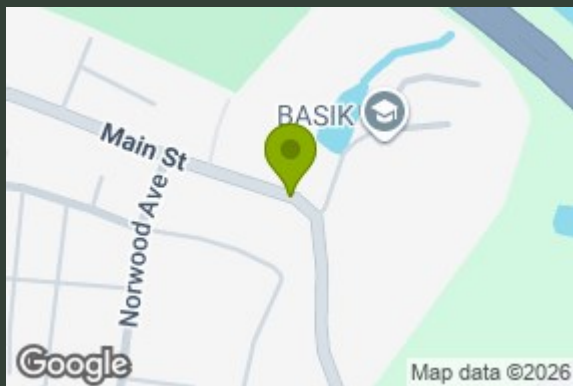
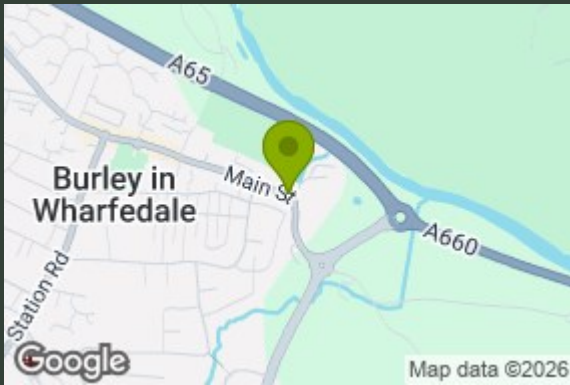
#### Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.





Total Area: 141.3 m<sup>2</sup> ... 1521 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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