Harrison Robinson

Estate Agents



Westbrook, 5 Westville Road, Ilkley, LS29 9AJ

Price Guide £1,195,000

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GROUND FLOOR - Entrance Porch
A superb, original feature of this property is the charming verandah and portico leading into the reception hall. Original features such as beautiful, encaustic tiled floor and stained glass set the tone for what is to follow in this characterful home. A three-quarter glazed timber door with matching side panel opens into:

Reception Hall
The generous proportions and grandeur of this elegant reception hall make it the ideal environment in which to welcome friends and family. A tall sash window allows the light to flood in from the south facing elevation whilst providing a lovely vista over the lawned garden and views up towards Ilkley Moor. Period features include ornate plasterwork of the deep cornicing and decorative touches, deep skirting boards, picture rail and panelling to the walls. Room for several items of furniture. The original wide, carpeted staircase with timber balustrade leads to the first floor. Three radiators and carpeting. Useful storage is provided in a cloaks cupboard with original stained glass window above.

Sitting Room
18'4" x 15'5" (5.6 x 4.7)
This reception room is generous in size whilst retaining a homely ambiance. A feature fireplace houses an open fire and there are many, stunning, original features including the large bay window with stained glass and panelling below, ornate plasterwork to the frieze between the picture rail and deep, ornate cornicing, further enhanced by decorative, ornate plasterwork to the ceiling. An arched recess lends further charm. Traditional stainless-steel radiator, carpeting and TV point.

Dining Room
18'8" x 14'1" (5.7 x 4.3)
A second spacious reception room, currently serving as a formal dining room. An original, bay window with stained glass allows the light to flood in and affords a view over the beautiful gardens. Ornate ceiling cornicing, picture rail and ceiling rose. A charming feature fireplace with pretty tiles draws the eye. Carpeting and stainless-steel radiator. This is a wonderful room, ideally suited to entertaining friends and family.

Study
13'9" x 8'2" (4.2 x 2.5)
This dual aspect reception room is ideally suited to its current use as a study but offers a variety of potential purposes. Original features continue to abound including a picture rail, deep cornicing, sash windows with panelling below and incorporating beautiful stained glass. Fitted drawers and shelving. Carpeted flooring and two radiators.

Breakfast Kitchen
14'1" x 14'1" (4.3 x 4.3)
A good-sized breakfast kitchen accessed either from the reception hall or a small entrance hall to the side elevation. Fitted with a comprehensive range of solid wooden base and wall units with complementary granite worksurfaces and tiled splashback over. The generous storage is enhanced by some original floor to ceiling cupboards to both alcoves and cupboards and shelves to the chimney breast. A serving hatch is in place opening into the adjacent dining room. Integrated appliances include a Bosch dishwasher, an under counter fridge and a Stoves double electric oven with ceramic hob with extractor over. A creel and a plate rail lend further character. Amtico flooring, downlighting and radiator. A composite sink with drainer and monobloc tap sits beneath a large, sash window affording a leafy outlook.

Utility Room
10'2" x 9'10" (3.1 x 3.0)
A great-sized utility room fitted with charming timber fronted base and wall units with a useful matching floor to ceiling tall cupboard. Space and plumbing for a washing machine and tumble drier and room for a freezer. Practical, tiled flooring. A stainless-steel sink with monobloc tap and drainer sits beneath a timber framed double-glazed window with a Velux window accentuating the bright atmosphere.

Garden Room
13'5" x 9'10" (4.1 x 3.0)
This timber framed Garden Room is a lovely addition to the property facilitating enjoyment of the garden all year round. Continuation of the ceramic tiled flooring, under-floor heating. Three-quarter glazed double doors lead outside.

W.C.
Fitted with a low-level w/c and a vanity wash basin with tiled splashback. Carpeting and radiator. A window with obscure glazing to the side elevation affords ample natural light.

BASEMENT LEVEL - Cellar
14'1" x 8'2" (4.3 x 2.5)
A door from the reception hall opens onto a flight of stone steps leading down to the suite of cellar rooms. The largest of these houses the original cold slab or 'thrawl' , central heating boiler and fuse board.

FIRST FLOOR - Landing
At the top of the grand staircase, several steps to each side provide access to the spacious, carpeted, galleried landing. Continuation of the original cornicing, decorative plasterwork, picture rail and panelling. The piece de resistance is the exquisite stained glass roof light in all its glory. Access to four double bedrooms, a Jack and Jill bathroom serving as an en suite to the principal bedroom, the house bathroom and adjacent w/c. A door opens onto a staircase leading up to the second floor and Bedroom Five.

Bedroom One
15'5" x 14'1" (4.7 x 4.3)
This double bedroom is generous in size and the original, south facing sash window offers a delightful view over the garden and towards Ilkley Moor. A timber framed fireplace with cast iron fittings, charming, tiled slips and brass fender is a lovely focal point. Deep cornicing, picture rail and panelling. Fitted wardrobes and cupboards afford plentiful storage. Carpeting and radiator. This principal bedroom benefits from:

Jack and Jill Bathroom
This stylish, luxury bathroom serves as en-suite to the principal bedroom and an additional family bathroom with a further doorway leading onto the landing. Generous in size, it has a large walk-in shower with glazed screen, a traditional style Burlington vanity wash basin and a concealed cistern w/c, both with traditional style fittings. Traditional style radiator with towel rail, illuminated wall mirror, shaver point, extractor fan and downlighting. Deep cornicing and picture rail. A large, sash window with obscure glazing to the lower part and the original panelling below ensures a light atmosphere and provides privacy without compromising on the lovely, leafy aspect.

Bedroom Two
15'8" x 13'9" (4.8 x 4.2)
A second spacious, double bedroom, currently set up as a twin room and benefitting from a traditional vanity wash basin with light above and shaver point. Original features continue with deep cornicing, picture rail and panelling beneath the large sash window. Carpeting and radiator.

Bedroom Three
13'9" x 11'5" (4.2 x 3.5)
Yet another great-sized double bedroom to the other side of the property adjacent to the house bathroom and w/c. Here a marble fireplace with floral tiled slips and brass fender takes centre stage with further period features including deep cornicing, picture rail and panelling beneath the large sash window. Recessed airing cupboard, carpeting and radiator.

Bedroom Four
13'9" x 8'2" (4.2 x 2.5)
Another double bedroom assuring that the family is well catered for. Cornicing, picture rail, sash window with panelling beneath, carpeting and radiator.

W.C.
Situated adjacent to the house bathroom and tiled to half-height with traditional style low-level w/c, radiator and window with obscure glazing.

Bathroom
Consisting of a panel bath with shower over and a pedestal wash basin, both with traditional style taps. Tiled up to the picture rail. Traditional style radiator with towel rail. Sash window with obscure glazing.

SECOND FLOOR - Bedroom Five
14'1" x 13'9" (4.3 x 4.2)
Another double bedroom with cast iron fireplace, two Velux windows with fitted blinds, carpeting and radiator. Timber framed window. A large storage area houses the hot water tank. Further under eaves storage.

OUTSIDE - Garage
18'4" x 11'1" (5.6 x 3.4)
A long driveway leads up to a single detached garage with up and over door, window, power and light. A hatch provides access to a storage area in the pitched roof.

Gardens
The 'jewel in the crown' of this very special family home is its most generous plot of approximately a third of an acre, a rarity so close to the centre of Ilkley and the delightful, south facing gardens, principally laid to level lawn with various lovely areas of interest including a patio with ample space for outdoor furniture, raised beds, a potting shed and a greenhouse (with power socket) for those green fingered ones amongst us, a paved area for a washing line with external tap, a small pond, a charming fountain and a pergola not to mention the established borders of colourful planting. Hedging, mature trees and shrubs maintain a high degree of privacy.

UTILITIES & SERVICES
The property benefits from mains gas, electricity and drainage.
There is Ultrafast Fibre Broadband shown to be available to this property.
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

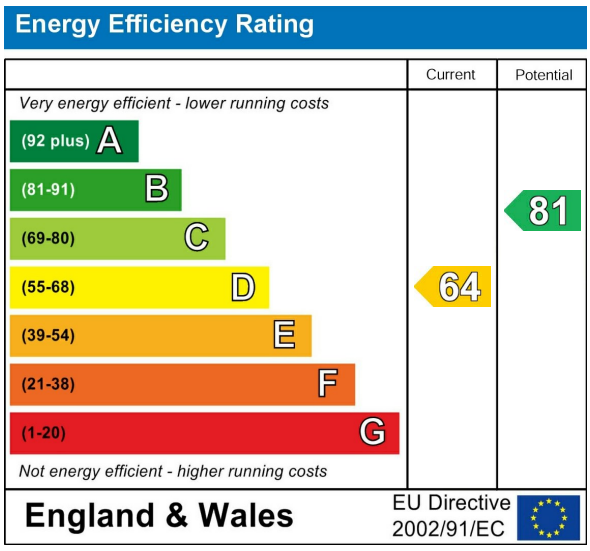








- Exceptional Victorian Detached Villa
- Stunning Original Character Features
- Five Double Bedrooms & Two Bathrooms
- Two Elegant Formal Reception Rooms, Study & Garden Room
- Highly Regarded Location
- Expansive Private Level Gardens
- Garage & Driveway Parking
- Very Well Maintained And Now Offering Scope To Update
- Close Walking Distance To Ilkley Amenities Including Excellent Schools & Train Station
- Council Tax Band G









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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2764 SQ.FT. (256.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN
Tel: 01943 968 086 | Email: info@harrisonrobinson.co.uk
www.harrisonrobinson.co.uk