



Weirside | | Burley in Wharfedale | LS29 7SF

Asking price £875,000

**TW** | **TRANMER  
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Weirside |  
Burley in Wharfedale | LS29 7SF  
Asking price £875,000

Situated in a delightful backwater location this stone built cottage is surrounded by open countryside and yet a short stroll into the centre of the village and within easy reach of Burley in Wharfedale train station. The house boasts a warm and inviting atmosphere, with spacious living areas that are perfect for both relaxation and entertaining. Large windows allow natural light to flood the rooms, creating a bright and airy environment. The well-appointed kitchen is designed for practicality and style, making it a joy to prepare meals and gather with family and friends. The extended accommodation offers in brief, an entrance hall with cloak room off, sitting room, open plan living kitchen, four bedrooms, ensuite dressing room and shower room to the principal suite and a house bathroom. Externally there is a double garage and manicured south facing gardens. Surrounded by the stunning natural beauty of the Yorkshire Dales, this property is ideal for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

- Stone built country cottage
- Backwater location
- Surrounds by stunning countryside
- Four bedrooms
- Well appointed kitchen
- Double garage
- Southerly aspect

**GROUND FLOOR**

**Entrance Hall**

With Oak flooring, an under stairs cupboard providing a spacious storage area and a further cupboard housing the boiler.

**Guest Cloakroom/ W.C**

6'02 x 3'11 (1.88m x 1.19m)

Comprising a W.C, corner pedestal wash basin, with Oak flooring and a window to the front elevation.

**Sitting Room**

26'00 x 14'08 (7.92m x 4.47m)

A light and airy room with windows to both the rear and front elevations. Speakers providing piped music.



The house boasts a warm and inviting atmosphere, with spacious living areas that are perfect for both relaxation and entertaining.



### Open Plan Living Kitchen

12'08 x 6'05 (3.86m x 1.96m)

A wonderful light open area seamlessly providing the space to cook, dine and relax. The kitchen was fitted by 'Jeremy Wood' Kitchens comprising a range of shaker wall and base units, marble worktops and upstands, and twin Belfast sink. Miele appliances which include a tall fridge and separate freezer, a wine rack, dishwasher and washing machine. Falcon range cooker. Oak flooring throughout. Piped music speakers and spotlights to the ceiling. Windows to the rear elevation overlooking the garden and open countryside beyond.

### Snug Seating Area

8'06 x 6'06 (2.59m x 1.98m)

A cosy seating area with French doors opening out onto the garden.

### Dining Area

18'04 x 16'01 (5.59m x 4.90m)

With a window to the front elevation.

### FIRST FLOOR

Steps leading to the first floor and a window to the rear elevation.

### Landing

### Principal Bedroom

15'01 x 13'03 (4.60m x 4.04m)

With a window to the front elevation and a built in dresser unit.

### Dressing Room

11'00 x 7'07 (3.35m x 2.31m)

With fitted wardrobes and an airing cupboard.

### En Suite Shower Room

10'07 x 7'01 (3.23m x 2.16m)

Comprising of a mosaic pebble floor, chrome towel rail, concealed unit W.C. and basin and a double shower. There is also spot lights, a built in mirror and a Velux window.

### Bedroom

11'03 x 8'0 (3.43m x 2.44m)

With fitted wardrobes and a window to the front elevation.

### Bedroom

11'03 x 8'01 (3.43m x 2.46m)

With fitted wardrobes and a window to the rear elevation.

### Bedroom

9'10 x 7'10 (3.00m x 2.39m)

Window to the rear elevation and fitted wardrobes.

### Bathroom

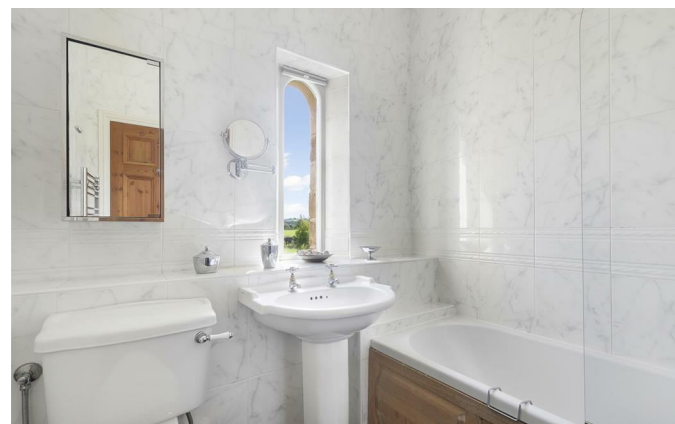
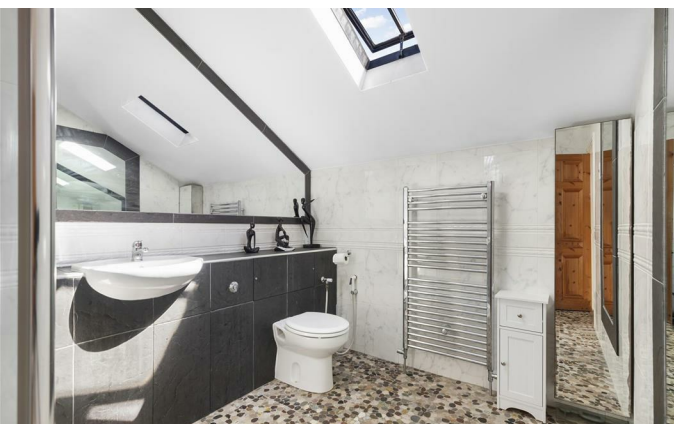
6'08 x 6'07 (2.03m x 2.01m)

Fitted with a suite comprising a bath with shower over, pedestal wash basin and W.C.. Heated towel rail, tiled walls and floor. Window to the rear elevation.

### Garage

17'01 x 17'11 (5.21m x 5.46m)

A large double garage, located adjacent to the property with power and electric doors.



## Garden

An attractive walled garden, with a paved path and patio, well stocked borders. There is also a further lawned garden beyond the gravel access road.

## Five Acre Field and Orchard

The property is sold with a share in Five Acre Field Ltd, a small company owned by residents of Greenholme Cottages which acquired a nearby field for the exclusive use of the shareholders. The company also recently acquired a small orchard again for the shared use of the shareholders.

## Burley in Wharfedale

Burley in Wharfedale is the quintessential Yorkshire village, situated just 3 miles from Ilkley town centre and 13.5 miles from Leeds City centre. Located towards the top of the village, the train station provides regular links to Leeds, Bradford and London. The village itself features a wonderful blend of amenities from coffee shops, a local cooperative, library, doctors surgery and play park. There are three primary schools all with excellent Ofsted ratings and the village is within the catchment area for Ilkley Grammar school. An outstanding selection of well-run sports clubs includes the Burley in Wharfedale cricket club, which is proud to have been the foundation for England Cricket's Harry Brook. With the backdrop of the Moors and the River Wharfe being a prominent feature, it really is a fabulous setting for walks, adventure and raising a family.

## 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

## 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.

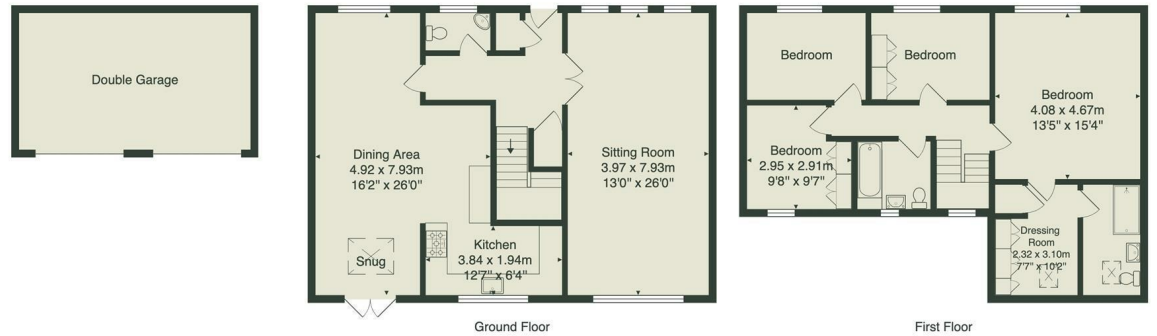
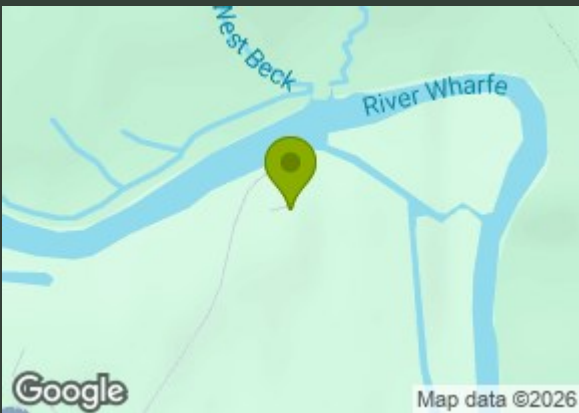
## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



Surrounded by the stunning natural beauty of the Yorkshire Dales, this property is ideal for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.





Total Area: 158.7 m<sup>2</sup> ... 1708 ft<sup>2</sup> (excluding double garage)  
 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		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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