

# Harrison Robinson

Estate Agents



**Fallwood, 26 Southway, Ilkley, LS29 8QG**

**Price Guide £1,350,000**

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# Fallwood, 26 Southway, Ilkley, LS29 8QG

## Price Guide £1,350,000



### GROUND FLOOR

#### Entrance Porch

A solid timber half-glazed entrance door opens into a useful entrance porch with practical tiled flooring and space to hang coats and store footwear. Traditional style radiator.

#### Reception Hall

16'0" x 9'3" (4.88 x 2.82)

A further half-glazed door with two adjacent half-glazed side panels allows the natural light to flood in and opens into the most welcoming and spacious reception hall with ample room for several items of furniture. A broad return, carpeted staircase with painted spindle balustrade leads up to the first floor. Storage has been generously catered for in a large cloaks cupboard with additional shelved footwear storage beneath the staircase. Continuation of the tiled floor and traditional radiator. This is the ideal environment in which to greet friends and family.

#### Living Dining Kitchen

31'0" x 12'11" (9.45 x 3.96)

This stunning living dining kitchen is the heart of this wonderful, family home. A beautiful, bespoke, fitted kitchen by Neptune with complementary Corian worksurface incorporating plentiful storage including two larder cupboards and a wealth of high end integrated appliances incorporating a Neff double oven and warming drawer, a Neff combi microwave oven and a further Neff fan oven, a Fischer and Paykel dishwasher and two fridge/freezers. A large island unit complete with breakfast bar seating area is ideal for entertaining and incorporates an inset one and a half bowl stainless-steel sink with monobloc traditional style tap and Quooker hot water tap. A bay window with bespoke Colonial style shutters allows the natural light to flood in. Space for a family dining table, a sofa and armchairs. A gas stove with marble hearth is a lovely, focal point. Kamdean style flooring, downlighting and two traditional style radiators. Bifold doors open onto the south facing patio and garden, conducive to al fresco entertaining.

#### Utility Room

9'1" x 7'0" (2.79 x 2.14)

A good-sized utility room recently fitted with bespoke Eastburn base and wall units. Inset Thomas Denby white Belfast style sink with traditional style monobloc tap and Corian worksurface and splashback over. Space and plumbing for a washing machine and space for a tumble drier. A large cupboard houses the Vaillant central heating boiler and pressurised cylinder. A timber door with double-glazed panel opens onto the rear patio. Tiled flooring, downlighting and underfloor heating.

#### Cloakroom

A modern cloakroom fitted with a low-level w/c. Continuation of the tiled flooring, radiator and extractor fan.

#### Family Room

13'6" x 11'6" (4.14 x 3.51)

Benefitting from a bay window with Colonial style shutters with a tall side window accentuating the bright atmosphere, this spacious reception room offers tremendous versatility in the use of space. Currently a study/family room, it provides bespoke, fitted shelving to one wall. Carpeting, TV point and radiator.

#### Lounge

19'5" x 11'8" (5.92 x 3.58)

A generous sitting room of wonderful proportions. Light floods in through French doors with two glazed side panels, which leads out onto the beautiful, rear garden. A feature fireplace housing an open fire is a superb, focal point. Carpeting, TV point and traditional style radiator.

#### Bedroom Two

14'9" x 10'0" (4.50 x 3.06)

A great-sized, double bedroom to the ground floor, ideal for any guests with mobility problems. French doors lead out onto the patio and garden and frame a spectacular direct view of the Cow and Calf Rocks. Carpeting, electric radiator and downlighting.

#### En Suite Shower Room

A smartly appointed modern ensuite comprising of a large walk-in shower with glazed door, mains shower and attractive Metro tiling, a pedestal washbasin with monobloc tap and tiled splashback and a low-level w/c. A large window with opaque glazing allows for plenty of natural light. Tall, chrome, ladder towel radiator, vinyl flooring and extractor fan.

### FIRST FLOOR

#### Landing

16'0" x 9'3" (4.88 x 2.84)

A lovely, spacious, galleried landing with doors leading to the principal first floor bedrooms. Three elegant wall lights and a light tunnel make for a bright atmosphere. Room for several pieces of furniture.

#### Master Bedroom

19'5" x 11'8" (5.92 x 3.58)

A beautifully proportioned Master bedroom - an oasis of peace and calm with a large window affording a lovely aspect over the rear garden whilst allowing the light to flood in to this wonderful room. Carpeting and traditional style radiator. Open into:

#### Dressing Room

9'10" x 8'7" (3.00 x 2.62)

A fabulous dressing room fitted with beautiful, bespoke, fitted wardrobes. A south facing window frames a magnificent view of the Cow and Calf Rocks. Carpeting and radiator.

#### En Suite

10'2" x 9'10" (3.12 x 3.00)

A stylish and most spacious four-piece ensuite comprising of a Duravit deep fill bath with central mixer tap and hand held shower attachment and splashback tiling, twin wall mounted washbasins with monobloc taps and matching tiling, a large, corner fully tiled shower cubicle with glazed screen and mains shower and a low-level w/c. Two chrome ladder towel radiators, wooden floor and downlighting. Multi-paned window with obscure glazing

#### Bedroom Three

13'8" x 12'11" (4.19 x 3.96)

A great-sized, double bedroom to the front elevation. A large window affords a lovely, far reaching countryside view. Carpeting, radiator and loft hatch.

#### Bedroom Four

13'8" x 12'11" (4.17 x 3.96)

This fourth double bedroom is situated to the south facing rear, providing yet another opportunity to enjoy the wonderful long distance view of the Cow and Calf Rocks. Carpeting, radiator and TV point.

#### Bedroom Five

11'8" x 11'3" (3.56 x 3.43)

Bedroom Five is yet another spacious double so no-one in the family draws the short straw! Delightful, far reaching, dual aspect views, carpeting and radiator.

#### Study

9'3" x 6'3" (2.84 x 1.91)

An ideal home office benefitting from charming, countryside views. Carpeted flooring, radiator and downlighting.

#### WC Shower Room

A good-sized, contemporary shower room incorporating a large, fully tiled, walk in shower cubicle with mains shower and glazed screen, a vanity washbasin with circular basin, monobloc tap and useful two drawer storage below and a low-level w/c. Chrome, ladder, towel radiator, vinyl floor tiling and downlighting.

### OUTSIDE

#### Home Office / Gym

18'6" x 12'0" (5.66 x 3.66)

A superb addition to this fabulous family home, this garden room provides great versatility in the use of space. It could be a wonderful home office, gym or teenage chill out zone! Bifold doors leading out onto the garden, electric radiator, laminate flooring, downlighting and TV point.

#### Garden Store

A most spacious garden store with power and room for all the family paraphernalia.

#### Driveway & Parking

The property is approached via electric gates through stone pillars onto a large, gravelled driveway with ample parking for a number of vehicles. A side gate provides pedestrian access.

#### Gardens

The property enjoys a beautiful, landscaped, south facing, rear garden predominantly laid to level lawn with large, patio areas in composite decking and slate - an ideal environment for al fresco dining. There is a wide variety of mature plants and shrubs and fencing and hedging maintain privacy. This is the ideal spot for adults to entertain and relax and children to play safely. A greenhouse will appeal to the green fingered amongst us.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


Ultrafast Broadband is shown to be available to this property.

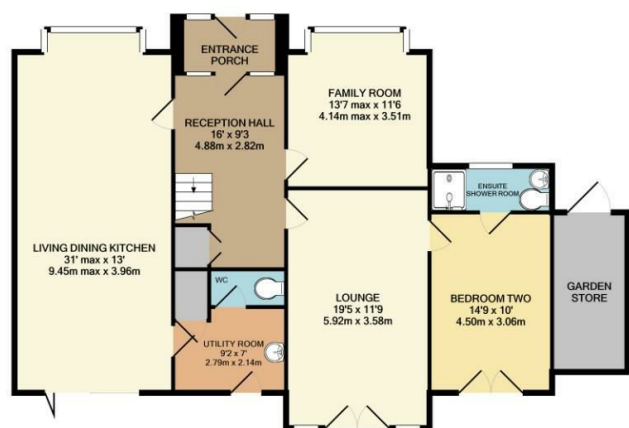
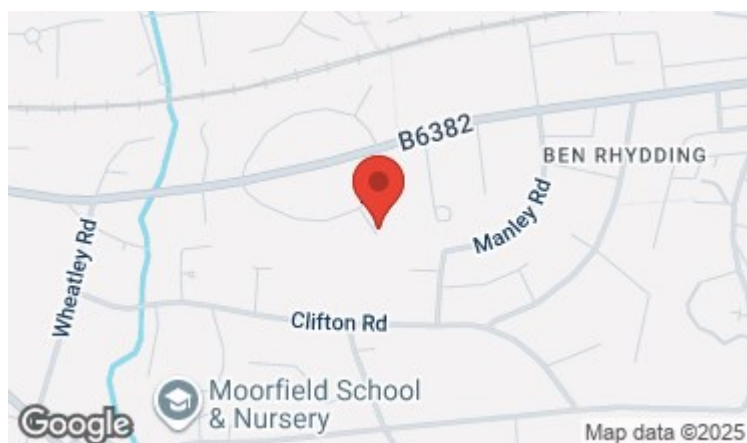
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



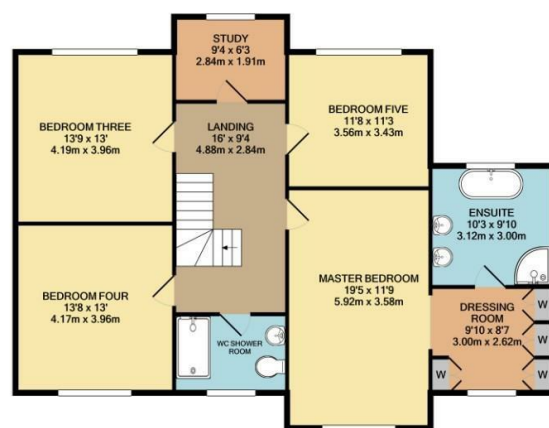


- Stunning Five Double Bedroom Detached Residence
- Beautifully Appointed Throughout
- Superb Living Dining Kitchen With Bespoke Neptune Cabinetry
- Two Further Spacious Reception Rooms & Detached Garden Studio
- Luxurious Master Suite Including Dressing Room & Four-Piece En Suite
- Delightful, Private, South Facing Garden
- Electric Gates & Spacious Driveway
- Magnificent Views
- Walking Distance To Excellent Schools & Train Station
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1520 SQ.FT.  
(141.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1195 SQ.FT.  
(111.0 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2715 SQ.FT. (252.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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