



Price Guide £1,050,000

BD16 3HN

Moorland House, 3 Willow Tree Gardens, Otley Road, Eldwick,

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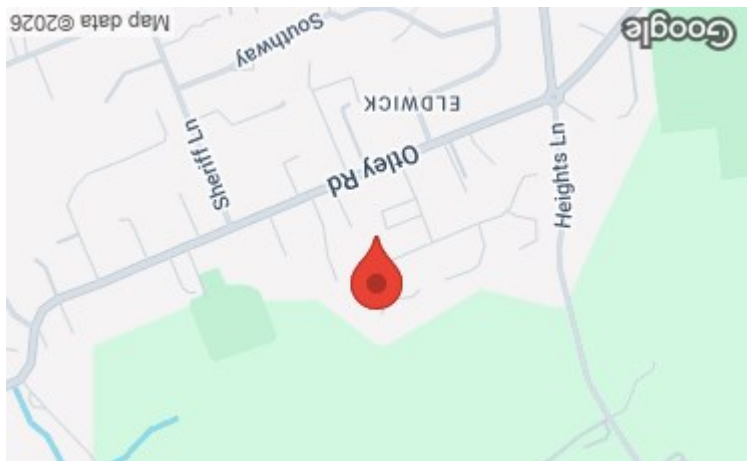
Estate Agents

Harrison  
Robinson

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 5055 SQ.FT. (469.7 SQ.M.)  
 MOORLAND HOUSE 3496 SQ.FT. (324.8 SQ.M.)  
 HATTERS COTTAGE 1013 SQ.FT. (94.1 SQ.M.)  
 GARAGE/ANNEX 546 SQ.FT. (50.8 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.



# Moorland House, 3 Willow Tree Gardens, Otley Road, Eldwick, BD16 3HN



## MOORLAND HOUSE - GROUND FLOOR

### Entrance Hall

A solid timber door with glazed, arched transom light opens into a carpeted hallway. Traditional style radiator, archway to staircase leading to the first floor.

### Lounge

16'4" x 13'9" (4.98 x 4.21)

A dual aspect lounge with carpeted flooring, three radiators and fireplace housing a coal effect gas fire. Deep skirtings, coving, decorative ceiling with ceiling rose.

### Dining Room

16'4" x 14'9" (5.00 x 4.51)

A generously proportioned room with double glazed sash window overlooking the front garden with carpeted flooring, two radiators and original fireplace with coal effect gas fire.

### Breakfast Kitchen

19'5" x 12'10" (5.94 x 3.93)

With bespoke, solid wood cabinetry with granite worksurfaces and upstands incorporating a central island housing cupboards and drawers. Appliances include an Aga with tiled splashback, dishwasher and space for fridge freezer. Stone flooring with underfloor heating, Belfast style sink, recessed ceiling lights, timber stable door with stained glass pane.

### Swimming Pool Room

31'2" x 22'8" (9.50 x 6.91)

An impressive swimming pool room with double glazed bifolding doors leading out to a large patio area. Herringbone style flooring, wet room and plant room.

### WC / Shower Room

With W.C., handbasin with chrome mixer tap and walk-in shower with thermostatic drench shower, glazed screen and wall tiling. Floor tiles, heated towel rail, recessed ceiling lights, extractor. Fitted cupboards with hanging rail and shelving.

### LOWER GROUND FLOOR - Cellar

14'0" x 12'0" & 14'0" x 3'9" (4.27 x 3.66 & 4.27 x 1.16)

Stone steps lead down to two cellar rooms with space and plumbing for a washing machine and tumble dryer, Original stone table, radiator.

### FIRST FLOOR - Landing

A carpeted staircase leads to the first floor landing, where doors open into three bedrooms, the house bathroom and a staircase. A stained glass window allows natural light, carpeted flooring, recessed ceiling lights.

### Master Bedroom And En Suite

16'4" x 13'10" (4.98 x 4.24)

A large, dual aspect bedroom with carpeted flooring, two radiators and original fireplace. Door into en suite with W.C., handbasin set in vanity drawers and shower cubicle with thermostatic shower. Travertine wall tiles, carpeted flooring, radiator. Obscure sash window, extractor.

### Bedroom Two

14'11" x 13'3" (4.57 x 4.04)

A second double bedroom to the front of the house with carpeted flooring, long-distance views and radiator. Original fireplace on marble hearth, recessed cupboard, solid wood, floor to ceiling fitted wardrobes.

### Bedroom Three

12'9" x 8'6" (3.89 x 2.61)

A third double bedroom with two sash windows, carpeted flooring and traditional style radiator.

### Bathroom

A traditional style bathroom with W.C., handbasin with chrome taps and clawfoot bath. Wall panelling to half height, obscure, double glazed sash window. Recessed spotlights, extractor, heated towel rail, floor tiling.

### SECOND FLOOR - Two Loft Rooms & W.C.

14'9" x 10'7" & 16'11" x 16'4" (4.51 x 3.25 & 5.17 x 4.98)

A carpeted staircase with handrails leads to two loft rooms with carpeted flooring, radiators and double glazed windows, one having a Belfast sink. Under eaves storage, exposed beams, wall mounted, gas central heating boiler. Both rooms are served by a W.C. and storage cupboard.

### OUTSIDE - Gardens & Driveway Parking

A beautiful garden with a large area of lawn to the front bound by stone walling and hedging and with borders housing magnolia, plum, pear and cherry blossom trees. To the side elevation, is a Indian stone patio with timber pagoda. Ample parking in front of the house for up to six vehicles.

### Double Garage

25'3" x 21'7" (7.71 x 6.58)

A large, double garage with power, lighting and two electric doors. Staircase to:

## APARTMENT - Lounge / Kitchen

22'0" x 21'7" (6.71 x 6.58)

Ideal for teenager or semi dependent relative a large space, with plenty of room for furniture, with double glazed window, two large Veluxes and electric wall heaters. Kitchenette with stainless steel sink with chrome tap, under counter fridge and two ring, electric hobs set in a worksurface with Metro tiling to splashback.

### Shower Room

With W.C., handbasin with mixer tap set in vanity drawers and shower cubicle with thermostatic shower and travertine wall tiling. Recessed ceiling lights, extractor, heated towel rail, vinyl flooring.

## HATTERS COTTAGE - GROUND FLOOR

### Entrance Porch

A solid timber door with decorative, glazed pane opens into an entrance porch with stone flooring, double glazed window and radiator.

### Living Dining Kitchen

20'9" x 12'5" (6.35 x 3.81)

With gloss cabinetry, complementary worksurfaces and integrated appliances including electric oven, gas hob with extractor over, dishwasher and under counter fridge. Veluxes with two further windows. LVT, herringbone flooring, radiator, recessed ceiling lights. Stainless steel sink. Open to a cosy living area.

### Utility Room

With fitted cupboards, space and plumbing for a washing machine and tumble dryer, also housing the gas central heating boiler. Continuation of the LVT flooring, extractor, recessed ceiling lights.

### Lounge

19'9" x 15'4" (6.04 x 4.68)

To the front of the property with two sash windows and a timber door with decorative glazed panes, carpeted flooring and two radiators. Large stone fireplace with exposed brickwork housing a gas stove. A carpeted staircase with timber balustrading leads to the first floor, door into:

### Cloakroom / W.C.

With W.C., handbasin set in a vanity cupboard with tiled splashback, radiator and solid wood flooring. Extractor, recessed ceiling light.

## FIRST FLOOR

### Landing

A return, carpeted staircase with timber balustrading and handrail leads to the first floor.

### Bedroom One

12'0" x 9'11" (3.67 x 3.04)

A double bedroom with carpeted flooring, radiator and sash window to the front elevation enjoying views over the garden and affording long-distance views.

### Bedroom Two

12'0" x 9'8" (3.67 x 2.97)

A second double bedroom to the front of the property with a sash window enjoying the lovely aspect to the front, carpeted flooring and radiator.

### Bedroom Three / Storage

Two steps from the landing lead to a great room, which could be an ideal third bedroom, also providing storage. It would work well as a home office, if needed. Carpeted flooring, radiator, exposed beams. Double glazed window, under eaves storage.

### Bathroom

With WC, hand basin with chrome mixer tap set in a vanity cupboard and panel bath with thermostatic wrench shower plus telephone style shower attachment, glazed screen and Travertine wall tiling. Recessed ceiling lights, extractor, heated towel rail. Wood effect laminate flooring.

### OUTSIDE - Gardens And Parking

The cottage benefits from low maintenance, outside space, predominantly gravelled with a decked area. Two storage sheds, border housing neat hedging and planting, outside tap. Gates, with a pathway leading to the entrance porch. Driveway parking.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Fibre 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.



- A Most Charming Substantial Residence In The Heart of Eldwick Restored By The Current Owners
- Beautiful Three Bedroom (Plus Loft Rooms) Two Bathroom Main Residence
- Stunning Adjacent Two/Three Bedroom Cottage "Hatters Cottage"
- Two Elegant Reception Rooms With Marble Fireplaces
- Bespoke High Quality Breakfast Kitchen
- Impressive Indoor Swimming Pool With Wet Room
- Detached Double Garage With Apartment/Office/Studio Above
- Substantial Gardens With Lawn, Patios And Ample Driveway Parking
- A Level Walk To Local Amenities And Primary School
- 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>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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	