

Harrison Robinson

Estate Agents



2 Tarn Villas Cow Pasture Road, Ilkley, LS29 8RH

Price Guide £875,000

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GROUND FLOOR

Entrance Porch

Wide stone steps lead to a covered entrance area where a beautiful, solid timber door with glazed side windows and transom light opens into a spacious porch. Carpeted flooring, deep skirtings, high ceiling with original, attractive coving. A further, half glazed timber door with decorative side panes and transom light opens into the entrance hall.

Entrance Hall

A beautiful, spacious and welcoming entrance hall with high ceilings adding to the feeling of space. Carpeted flooring, radiator, deep skirtings with a decorative archway leading through to the dining room and breakfast kitchen to the rear. A door opens to the generously proportioned lounge to the front of the property and a carpeted staircase with original, timber balustrading leads to the first floor landing.

Lounge

18'9" x 14'11" (5.73 x 4.55)

A generously proportioned, comfortable lounge with tall, sash, bay window allowing ample natural light and enjoying delightful, far reaching views across the valley. Carpeted flooring, radiator, stunning, original coving and ceiling rose, deep skirtings, picture rail. Attractive, coal effect gas fire with tiled slips and hearth in a solid timber surround.

Dining Room

16'7" x 13'9" (5.08 x 4.21)

A spacious, second reception room to the rear of the house with carpeted flooring, tall windows enjoying the lovely view up to the moor and radiator. Beautiful, original coving, deep skirtings, picture rail. A coal effect gas fire set in a timber surround with tiled hearth and tiled slips creates a lovely focal point to this room. A recessed cupboard provides storage.

Breakfast Kitchen

15'10" x 10'5" (4.83 x 3.18)

a lovely, light and airy, sunny breakfast kitchen fitted with a range of cream, Shaker style cabinetry with stainless steel handles, wood effect surfaces and wooden wall panelling to splashbacks. Appliances include two electric ovens, dishwasher, fridge freezer and five ring gas hob set in a chimney breast with extractor over, recessed spotlights and wall tiling. A one and a half bowl, stainless steel sink and drainer with chrome mixer tap sits beneath a tall, double glazed window to the rear enjoying a direct view of Ilkley Moor. Laminate flooring, recessed ceiling lights, radiator. A partially glazed, timber door opens to a delightful sunroom.

Sun Room

8'7" x 7'7" (2.63 x 2.32)

A lovely, sunny room in which to sit and enjoy the views to the rear, including up to Ilkley Moor. Tall, double glazed windows and double glazed door giving access to a charming patio area. Exposed stonework, laminate flooring, space for comfortable furniture.

LOWER GROUND FLOOR

Cellars

Stone steps lead down to a traditional cellar area, the footprint of the house, consisting of four rooms including a wine cellar with stone shelves, stone table and window, a large room with original range, power and plumbing, housing the gas central heating boiler, and original coal cellar. There is a further garden store. One could look to convert this floor to create more living space, if desired and subject to planning.

FIRST FLOOR

Landing

A return, carpeted staircase with beautiful timber balustrading leads to a most spacious, first floor landing with doors leading into the house bathroom, separate cloakroom/W.C. and storage cupboard. A short flight of stairs lead to the main landing area having two, large double bedrooms and a single bedroom off. Carpeted flooring, radiator, beautiful original sash window with stained glass. A second staircase leads to the top floor of the property.

Bedroom One

15'9" x 13'9" (4.81 x 4.21)

A large double bedroom to the front of the house with two, tall, sash windows enjoying wonderful, far reaching views. Carpeted flooring, radiator, original fireplace with timber surround. Pedestal handbasin with traditional style chrome taps, tiled splashback and wall mirror over. A door opens to:

Shower

A shower cubicle with thermostatic shower, fully tiled walls and sliding, glazed door.

Bedroom Two

15'6" x 13'9" (4.73 x 4.21)

A second, spacious double bedroom to the rear of the house with tall sash window enjoying wonderful views of Ilkley Moor and over the rear garden, carpeted flooring and radiator. Beautiful, original fireplace with attractive tiling and timber surround, pedestal handbasin with traditional style chrome taps with tiled splashback. Large recessed wardrobe with hanging rails and shelving.

Bedroom Five

15'6" x 13'9" (4.73 x 4.21)

A single bedroom to the front of the house with tall sash window, carpeted flooring and radiator.

Bathroom

Very well presented with low-level W.C., pedestal handbasin with traditional style chrome taps, glass shelf and heated wall mirror over and clawfoot bath with telephone style shower attachment. Separate shower cubicle with power assisted, thermostatic shower, folding glazed door and neutral wall tiling. Tile effect, vinyl flooring, radiator, extractor. Recessed ceiling lights, electric wall heater, double glazed window to rear enjoying fabulous views of Ilkley Moor.

W.C.

A very handy, separate room with low-level W.C. and pedestal handbasin with chrome taps, wall tiling to half height and tile effect, vinyl flooring. Radiator, recessed spotlights, double glazed window to side elevation.

SECOND FLOOR

Landing

A return, carpeted staircase, again, with original timber balustrading leads to the second floor of the property, where one finds two double bedrooms and a three-piece shower room off the spacious landing. A Velux allows natural light and there is a most useful boarded storeroom with roof light to the rear of the property, providing excellent storage. Carpeted flooring, radiator.

Bedroom Three

17'10" x 13'9" (5.45 x 4.21)

A generously proportioned double bedroom, currently arranged as a home office, with two, large Veluxes and double glazed dormer window affording fabulous views up to Ilkley Moor and allowing an abundance of natural light. Floorboards, radiator, original, cast-iron fireplace with marble hearth.

Bedroom Four

15'9" x 13'9" (4.81 x 4.21)

A large double bedroom to the front of the house with sash window in addition to a Velux with fitted blind, again, enjoying wonderful, far reaching Wharfe Valley views. Carpeted flooring, radiator, original cast-iron fireplace. Hanging rail to one alcove.

Shower Room

Well presented with low-level W.C., pedestal handbasin with traditional style chrome taps, with glass shelf and heated wall mirror over and large shower cubicle with electric shower, wall tiling and sliding, glazed door. Tiled flooring, wall tiling to half height, Velux with fitted blind. Recessed spotlights, extractor, radiator, electric wall heater.

OUTSIDE

Gardens

The property benefits from a beautiful mature garden, to the other side of the quiet cobbled rear access lane, with a good sized area of lawn with beautiful borders with mature shrubs and planting. Greenhouse, kitchen garden With stone walling and railings this is a delightful, private garden backing onto Ilkley Moor, a wonderful space for adults to relax and entertain and children to play safely. Directly accessed from the sunroom is a delightful patio area with Indian stone. Fencing to one side and space for comfortable outdoor furniture to enjoy the views up to Ilkley Moor. To the front the house is well set back from the road with a well established fore garden with mature shrubs, gravelled areas and pathway leading to the entrance door.

Garage

A single garage with up and over door provides parking, if needed, and excellent storage. Side door to garden, single glazed windows.

Parking

A tarmacadam driveway in front of the garage provides off-road parking for one vehicle.

UTILITES AND SERVICES

The property benefits from mains gas, electricity and drainage.

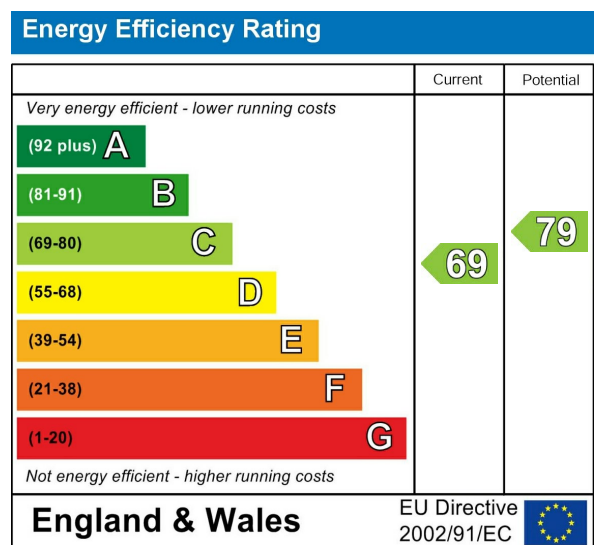
There is Ultrafast Fibre Broadband shown to be available to this property.

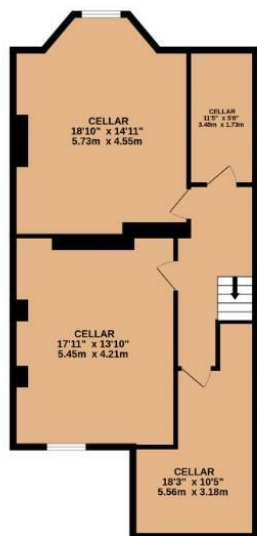
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086

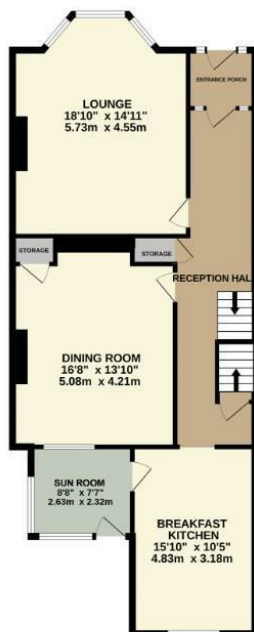


- ***No Onward Chain***
- Substantial Five Bedroom Mid Terraced Property
- Beautiful Location Backing Onto Ilkley Moor
- Attractive Character Features Throughout
- Generously Proportioned Rooms
- Lawned Garden To Rear
- Garage And Parking
- Fabulous Long Distance Views
- Walking Distance To Central Ilkley, Excellent Schools, Train Station And Moors
- Council Tax Band F





BASEMENT
APPROX. FLOOR
AREA 775 SQ.FT.
(72.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 929 SQ.FT.
(86.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 841 SQ.FT.
(78.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.5 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 3282 SQ.FT. (304.9 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.

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