



## Guide Price £240,000

- Unique Grade II listed two bedroom cottage
- Set in conservation area in the heart of Menston
- Of historic architectural interest
- Former Lamplighter's home
- Wealth of period features
- Kitchen dining room
- House shower room
- Spacious lounge and study area
- Viewing is an absolute must

### The Lighthouse, 34 Main Street, Menston, Ilkley

A unique opportunity to acquire this most characterful Grade II listed two bedroom cottage in the very heart of Menston village and dating back to the late 18th Century.

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## The Lighthouse, 34 Main Street, Menston, Ilkley, West Yorkshire, LS29 6LL

Skipton 11 miles, Leeds 14 miles, Harrogate 14 miles (all distances approximate)

### General remarks

This wonderful home is of particular architectural interest as it stands a full storey higher than its' neighbour and has the prominent three light bay windows which are believed to have been added in the 19th Century. The timber sash frames compliment the age and character of the building and add historic interest to the property. Long before the introduction of street lighting, The Lighthouse was the home and base for the local Lamplighter.

The charming accommodation is set over four floors, steeped in character and charm. Original stone flagged steps lead to the entrance door leading into the kitchen dining room. A well-proportioned room with a range of base and drawer units with working surfaces over, built in cupboards provide invaluable storage space. A large bay window affords the room a good deal of light, exposed ceiling timbers add to the wonderful character along with the solid wood floor. From the kitchen there is access to the contemporary shower room which has a step-in shower enclosure, WC, wash hand basin and contemporary 'Metro' style tiling. There is also access down to the handy cellar. On the first floor, a large landing area with a window to the rear, this area would work as an office/study area. The lounge is at the front of the property and has another deep bay window to the front elevation, a period fireplace and exposed ceiling timbers. There is also a storage cupboard under the stairs. On the second floor are the two bedrooms. The master bedroom also has a deep bay window to the front elevation, exposed ceiling timbers and a period fireplace. The second bedroom has exposed ceiling timbers and a window to the rear elevation. Externally there is a small, flagged area to the front of the property.

The Lighthouse is set in the very heart of the village of Menston, which enjoys an appealing and semi-rural location on the edge of the Wharfe Valley, a short drive from the towns of Ilkley and Otley, and well positioned for the West Yorkshire commuter - indeed from the community's own railway station, which is within walking distance of The Lighthouse, there are frequent daily 'Metro' rail services into the local cities of Leeds and Bradford. Menston also enjoys a broad provision of everyday amenities, including local shops, a primary school, churches of a number of denominations, pubs/restaurants, and a variety of sports clubs. Beautiful open countryside is readily accessible, with the rugged moors and River Wharfe offering many an opportunity for delightful walks.

## Directions

On entering the village of Menston from the direction of Ilkley and Otley, continue straight on at the roundabout to the traffic lights, turn right into Bingley Road and then follow this road round to the right into Main Street. The property will be found on the left hand side and identified by our For Sale board. What3words cute.delusions.crops

## Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently C

## Tenure, Services & Parking

- Freehold
- The property is Grade II Listed. List Entry Number: 1133496.
- The property is situated within the Menston Village conservation area.
- The property is located adjacent to The Malt Shovel public house.
- All mains services are installed. Gas-fired central heating.
- On street parking.

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

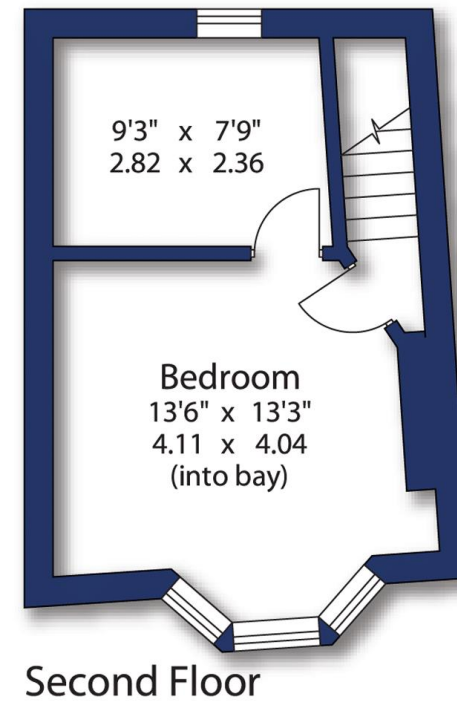
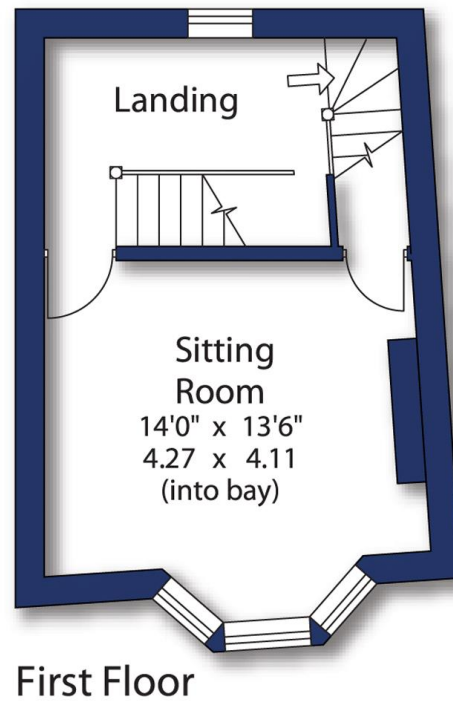
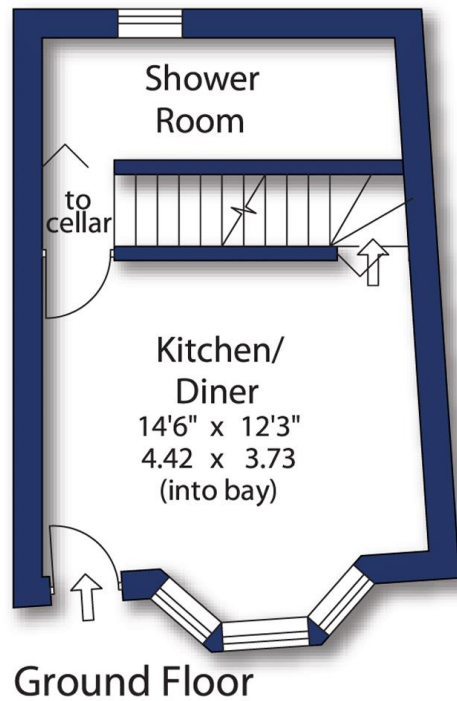
## Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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## Floorplans



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