



Scarr Cottage, Briggate, Nesfield, Ilkley

Located in the heart of Nesfield village is this charming stone-built character home providing appealing accommodation which makes the most of the stunning views over the private garden and across the Wharfe Valley beyond. The property also has the rare advantage within the village of driveway parking and double garage.

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Scarr Cottage, Briggate, Nesfield, West Yorkshire, LS29 0BS

Skipton 9 miles, Harrogate 19 miles, Leeds 19 miles (all distances approximate)

Guide Price: £875,000

Accommodation

Ground Floor: Entrance Vestibule; Reception Hall; Sitting Room; Living Dining Kitchen; Utility Room; Cloakroom/WC.

First Floor: Master Bedroom with Ensuite Shower Room; two further Double Bedrooms, one leading to further Bedroom/Study Area; House Bathroom.

Outside: Driveway parking and double Garage. Terraced gardens with lawn and paved areas, raised beds and pond.

Heating is via a ground source heat pump with underfloor heating running from the kitchen to the hallway and double glazing to all windows (except one).

General Remarks

This most attractive family home must be viewed to fully appreciate the character accommodation on offer and the beautiful location it enjoys. To the ground floor there is an entrance vestibule which leads into a welcoming reception hall with wood burning stove, stairs leading to the second floor, and access to the useful utility room and cloakroom/WC. The reception hall leads to a charming and good-sized sitting room with stone fireplace, exposed beams and direct garden access, which leads in turn to the stunning heart of the home - the beautifully appointed living dining kitchen with central island unit, stone-flagged floor and stable door leading to the gardens.

To the first floor there is a spacious master bedroom with ensuite shower room, a double bedroom with vaulted ceiling, exposed beams and built-in storage, and a further dual-aspect double bedroom, which leads to a further bedroom or study area.



To the outside the property has the practicalities of both driveway parking and a double garage at street level, whilst to the southern side the property benefits from beautiful mature terraced gardens enjoying long distance views across the valley and featuring lawn, paved seating areas, raised beds and pond.

Scarr Cottage is located in the heart of Nesfield village, a highly regarded community set on the south facing banks of the River Wharfe, close to the Yorkshire Dales National Park boundary. Ilkley's town centre, with its comprehensive range of retail and social amenities, is only 2.5 miles distant, whilst a comfortable walk along a country lane and over a pedestrian river bridge leads into Addingham. The surrounding countryside and rugged moors offer many an opportunity for rural pursuits including challenging walks, road and mountain biking. Footpaths lead from the village towards Langbar and the majestic Beamsley Beacon.

The former Victorian spa town of Ilkley is well known for its first-class shopping, bustling social environment and a highly regarded schooling system. The town's railway station provides frequent services throughout the day into the local cities of Leeds and Bradford, whilst for those who need to travel further afield Leeds Bradford International Airport is just some 12 miles from Nesfield village.



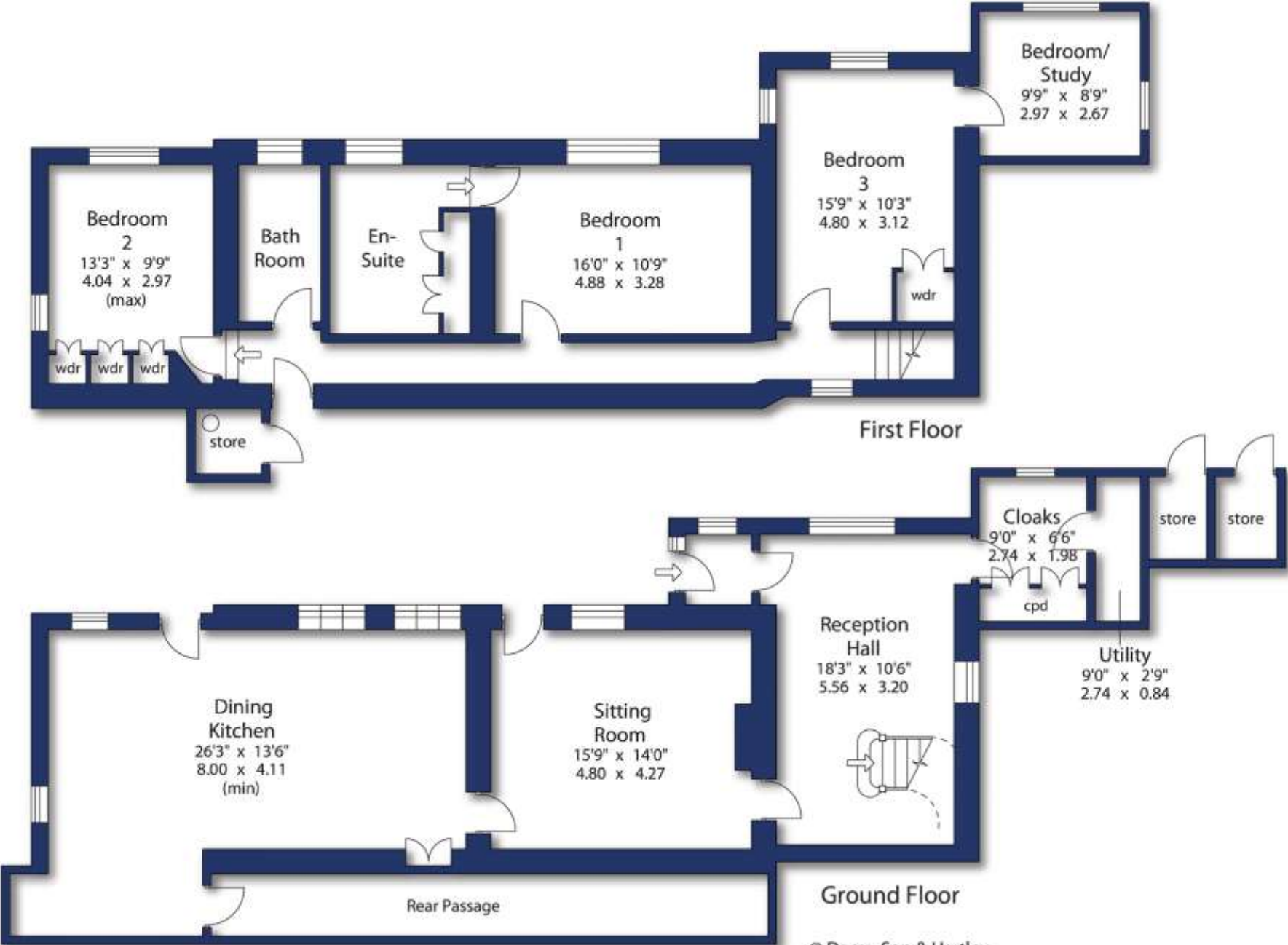








Floorplans





Directions

From our office in the centre of town proceed through the main traffic lights onto lower Brook Street and turn left onto Denton Road. Continue ahead for around half a mile before turning left onto Nesfield Lane. Drive past Ilkley Golf Club and the lane climbs up into Nesfield village. On entering the village, turn first right up towards the village green and then bear left up Briggate where the property will be found roughly half way up on the left hand side. What3Words broth.tilt.ritual

Local Authority & Council Tax Band

- Harrogate District Council, Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property is located within the Nesfield conservation area.
- Mains electricity and water are installed. Drainage is via a private septic tank and heating from a ground source heat pump, with underfloor heating running from the kitchen to the hallway. Double glazing to all windows (except one).
- Driveway parking and double garage.
- There is a public footpath running down the side of the property.

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](https://checkforflooding.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. Dacres Ref: CSC250097

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