



Scarr Hill, Moor Lane, Burley in Wharfedale

A wonderful opportunity to acquire a substantial period home within the heart of Burley in Wharfedale's prime residential area. Offering extensive, eight bedroom accommodation planned over four floors with space, character and style, extending to around approximately 4200 sq ft and set within beautifully maintained gardens.

Estate Office, Station Road, Burley in Wharfedale, Ilkley,
LS29 7ND

Tel: 01943 862131 Email: burley@dacres.co.uk

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Scarr Hill, Moor Lane, Burley in Wharfedale, Ilkley, West Yorkshire, LS29 7AF

Ilkley 4 miles, Leeds 13 miles, Harrogate 15 miles (all distances approximate)

Guide Price: £1,600,000

Accommodation

Ground floor: entrance porch; entrance hall; drawing room; lounge; dining room; conservatory; kitchen; utility room; cloakroom; rear lobby; entrance to double garage. First floor: four double bedrooms; bathroom; shower room. Second floor: four double bedrooms; bathroom; store room. Basement: laundry room; store room. Outside: gated sweeping driveway; oversize double garage; second cobbled driveway; abundant parking; block paved seating area; outbuilding with wc; extensive, beautifully maintained gardens; gazebo; greenhouse.

General Remarks

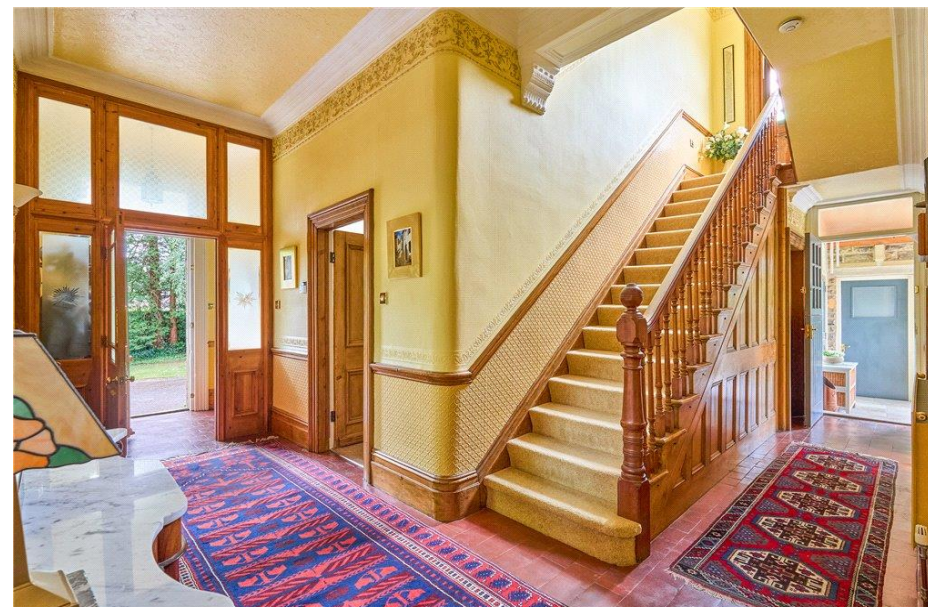
This stunning Victorian property which dates back to 1894 has been home to the current owners for over forty years and has been meticulously maintained to a high standard. There is a wealth of original features that include deep skirting boards, ceiling cornices, high ceilings, sash windows and original fireplaces to name but a few.

Electric gates open to a long sweeping drive that leads to the front of the property and an abundance of parking. Steps lead up to the main entrance door and into the entrance vestibule. The grand entrance hall has original quarry tiled flooring and stairs leading to the first floor with original balustrade.

Doors lead off the hall to three reception rooms. The drawing room is a very generous size room, having a deep bay window with stained glass detail to the front and a large window to the side. An original style marble fireplace has an open grate with tiled slips and hearth. The lounge also has a deep bay window to the front with stained glass detail and an original style fireplace with an open grate. The dining room is at the rear of the property and has a large window to the side and original style fireplace with an open grate. Double opening doors lead out to the conservatory, a most pleasant room with views over the beautiful gardens.

The kitchen is a generous size, with windows to the side and rear and a good number of solid oak wall, base and drawer units with granite working surfaces over. Integrated appliances include fridge, dishwasher and a gas fired Aga with a separate Siemens gas wok burner. A utility room has base and drawer units, a Belfast style sink, two plate ceramic electric hob, integrated freezer and fridge along with a window overlooking the rear garden. Both the kitchen and utility room have original Victorian brick floors.

From the entrance hall, stairs lead down to the superb basement rooms, currently used as a laundry room, workshop and wine cellar. There is a cloakroom off the hall with original Victorian brick floor. A door from the hall leads out to the rear lobby which has doors to the front and rear, and there is a further door that leads into the garage.



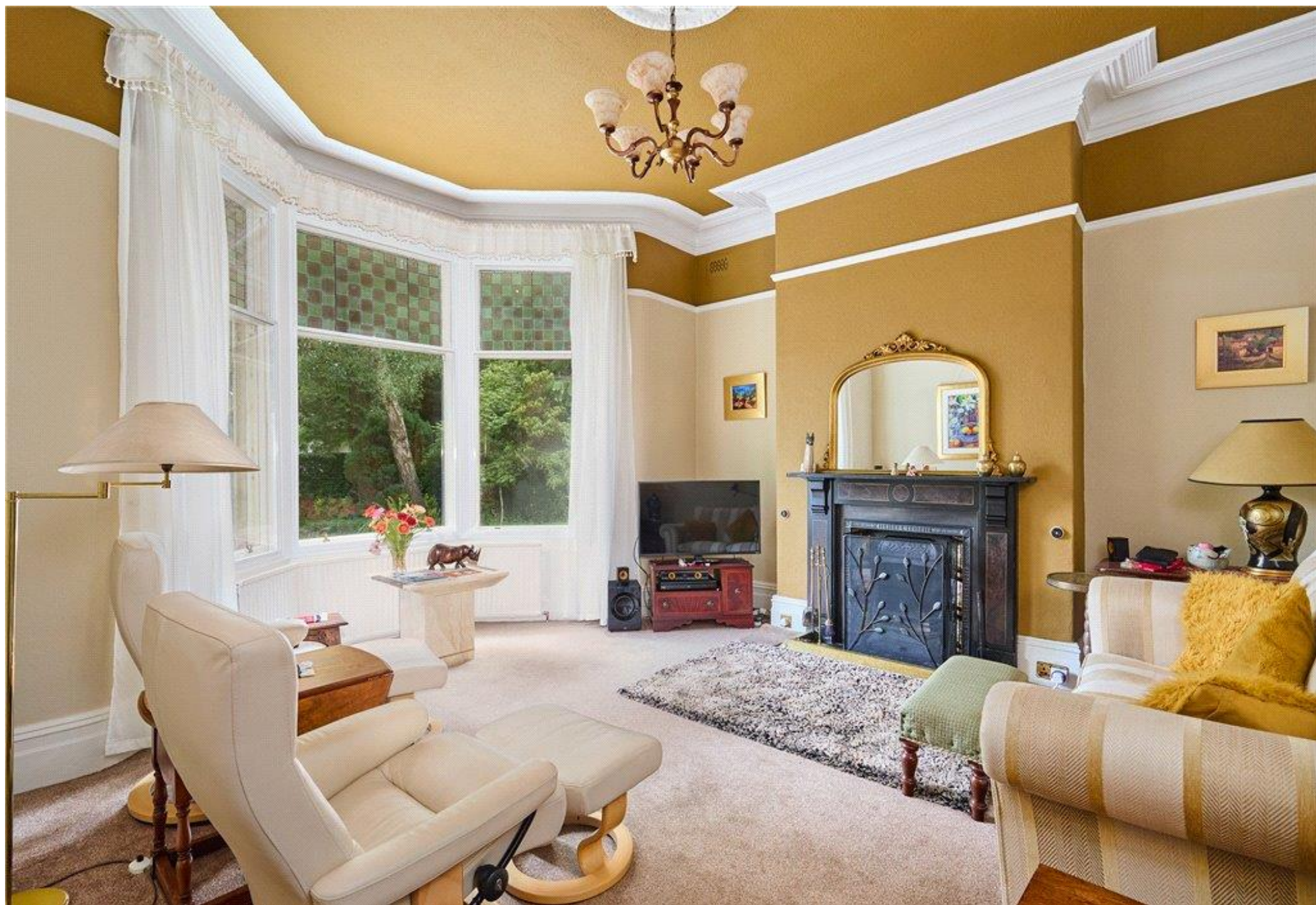
On the first floor are four most generous size double bedrooms, one of which has a Jack and Jill shower room with shared access to the landing. The house bathroom has a large 'spa' bath and partial Travertine tiled walls. On the second floor there are four further double bedrooms, one of which is currently used as a gym and one as a sewing/craft room, a bathroom and useful store room.

The wonderful gardens that surround the property are enclosed by mature trees and conifers providing much privacy. Immediately to the rear is a large block paved seating area, an outbuilding which houses the 'Gardener's WC' separately. A gate then leads out onto the lawns which are surrounded by mature shrub and flower borders created with a very wide variety of different plants, all carefully maintained. A vegetable plot has a selection of fruit and vegetables and there is a large greenhouse. There is a mature plum tree, apple tree and fig tree all providing a healthy amount of fruit. A gazebo with light and power provides a perfect covered space for outside entertaining. There is also a second gated cobbled drive for access to Moor Lane.

At the front of the property there is an oversized double garage with EV charging point. Double doors open from here onto the rear garden.

Scarr Hill enjoys a very desirable location in the heart of Burley, within convenient walking distance of the local 'Outstanding' primary schools, railway station and shops. Burley in Wharfedale occupies a delightful setting in the heart of open countryside, roughly midway between the local towns of Ilkley and Otley and readily accessible to the River Wharfe and rugged moors. The village retains a strong sense of community with local shops, popular primary schools and a choice of pubs/restaurants. A 'metro' railway station is a couple of minutes' walk from the house, from where there are frequent services throughout the day into the local cities of Leeds and Bradford, with regular onward connections from the former to London Kings Cross. Leeds Bradford International Airport is just some 7 miles or so distant.



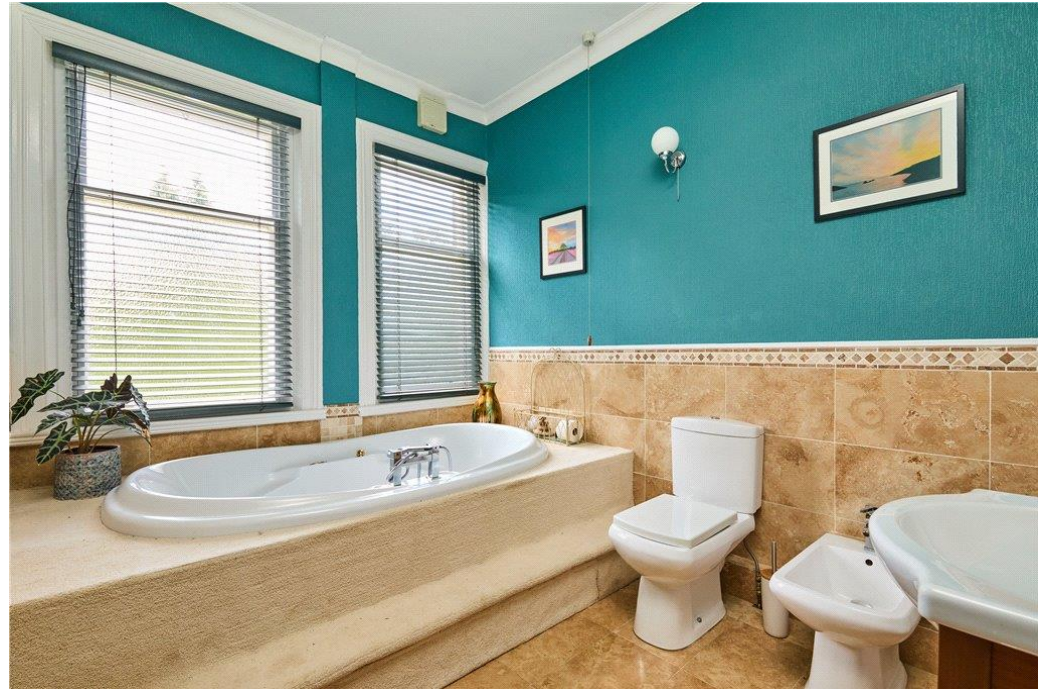








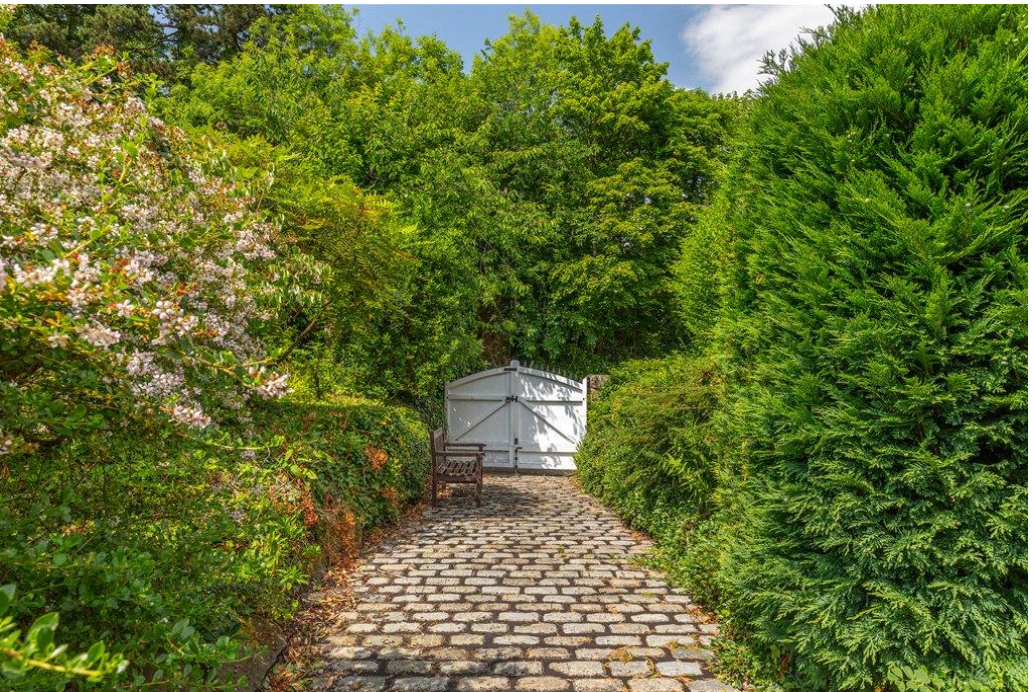




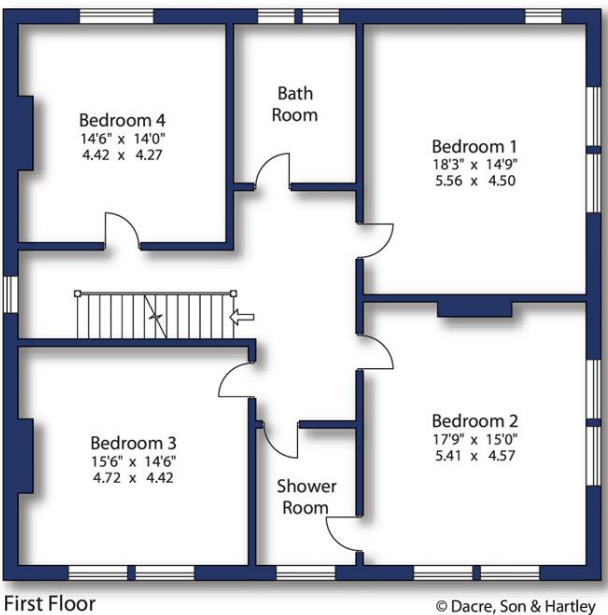
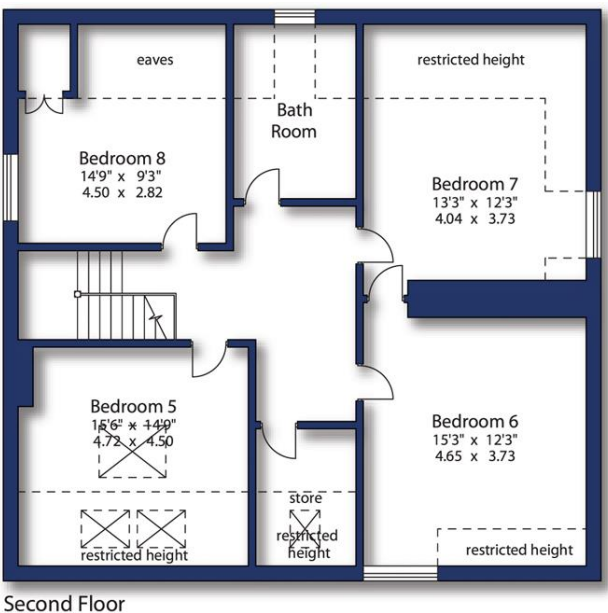
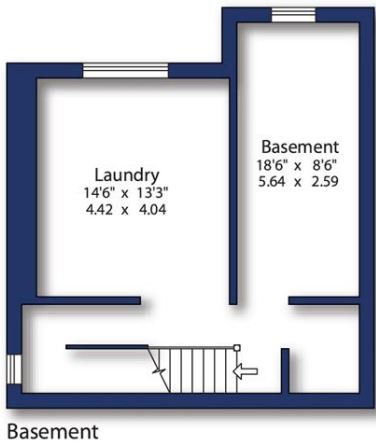
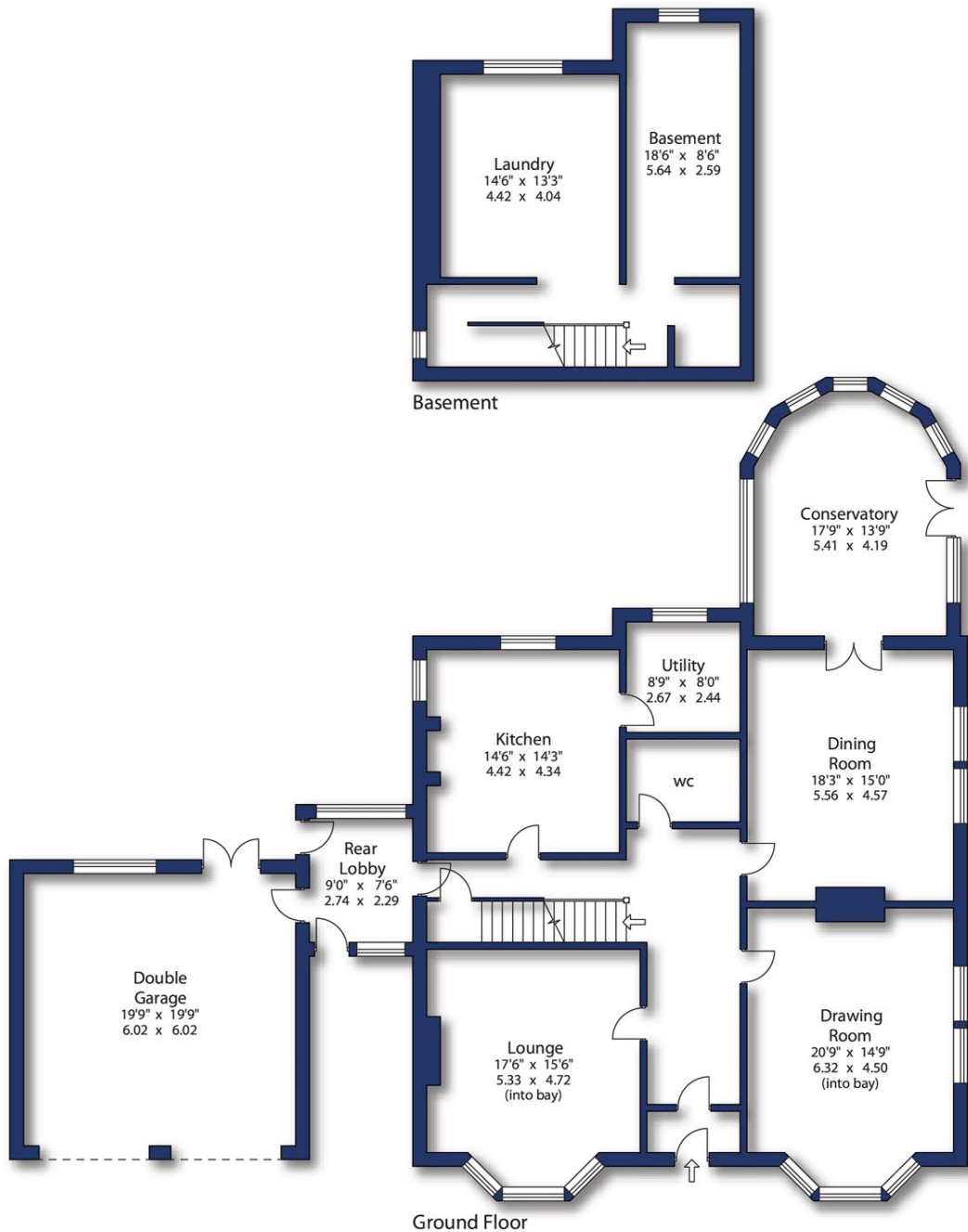


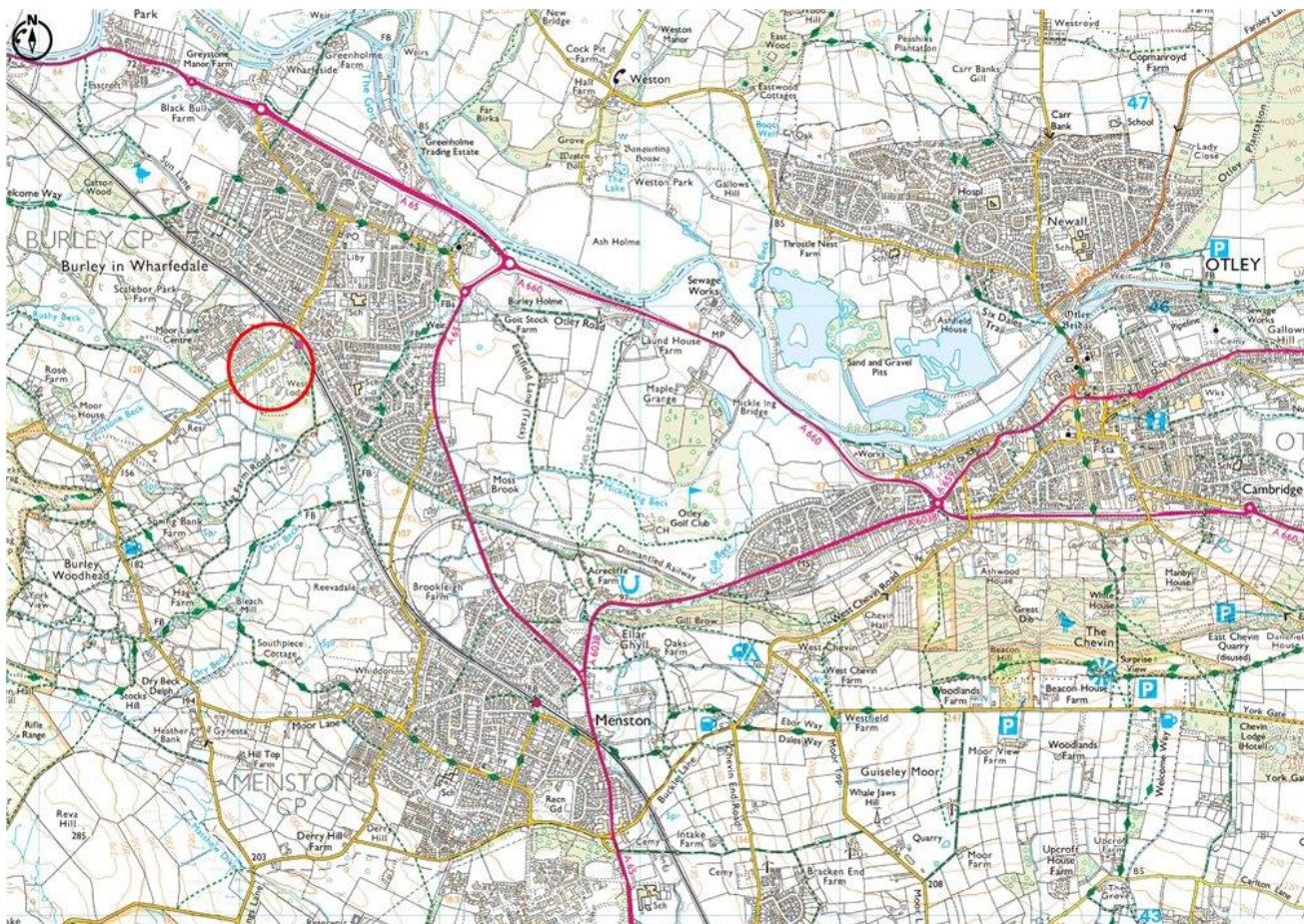






Floorplans





Directions

From our office on Station Road, proceed in the direction of the station. Proceed under the railway bridge and Scarr Hill will be found shortly afterwards on the left hand side.

What3Words: passively.swarm.storm

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- All mains services installed with gas fired central heating, Clearview secondary glazing throughout and a recently upgraded alarm system throughout.
- Garage and off street parking with EV charging point.

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

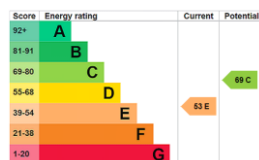
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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