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8 High Mill, High Mill Lane, Addingham

Enjoying a beautiful riverside setting with outstanding views across open countryside and towards Beamsley Beacon is this grade II listed character home offering tastefully appointed accommodation and featuring high quality fixtures and fittings throughout.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk
dacres.co.uk

8 High Mill, High Mill Lane, Addingham, Ilkley, LS29 0RY

Skipton 7 miles, Harrogate 19 miles, Leeds 20 miles (all distances approximate)

Guide Price: £695,000



Accommodation

Ground Floor: Entrance Hall; Utility Room; Breakfast Kitchen; Sitting Room; Balcony.

First Floor: Central Landing; Airing Cupboard; Master Bedroom with Ensuite Shower Room; two further Bedrooms; House Bathroom.

Second Floor: Double Bedroom; Box Room/Store.

General Remarks

This is an exciting and rare opportunity to purchase a home within a unique setting, positioned on the banks of the River Wharfe and having the amenities of Addingham Village only a short walk away. Comprehensive renovations have been completed by the current owners to now provide a superbly appointed spacious four-bedroom home - it must be viewed to fully appreciate the accommodation on offer.

To the ground floor there is a welcoming entrance hallway, utility room and breakfast kitchen featuring high quality bespoke units with granite worktops. Solid timber bi-fold doors open to a generous and well-proportioned sitting room featuring wood-burning stove and patio doors opening on to a balcony perched over the river Wharfe.

To the first floor a central landing gives access to useful storage cupboard and separate drying room, master bedroom with luxury en-suite and views over the river and countryside beyond. There are two further good-sized bedrooms and house bathroom on this level. To the second floor there is a further double bedroom and useful walk-in box room.

Outside, an attractive southerly facing cottage garden to the front and to the side of the property is access to a single garage en-bloc, an external electric point and outside tap.

The village of Addingham enjoys a highly regarded location within mid-Wharfedale – just a short drive from the Yorkshire Dales National Park and only some four miles (approximately) from the Victorian spa town of Ilkley. The community retains a broad range of everyday amenities including local shops, primary school, medical centre and churches of a number of denominations. There are sports clubs on offer, whilst the surrounding countryside and rugged Moors offer many an opportunity for walking and cycling. For the commuter there is good road access into the region's business centres and a 'Metro' railway station, with frequent links throughout the day into Leeds and Bradford, can be found in nearby Ilkley.





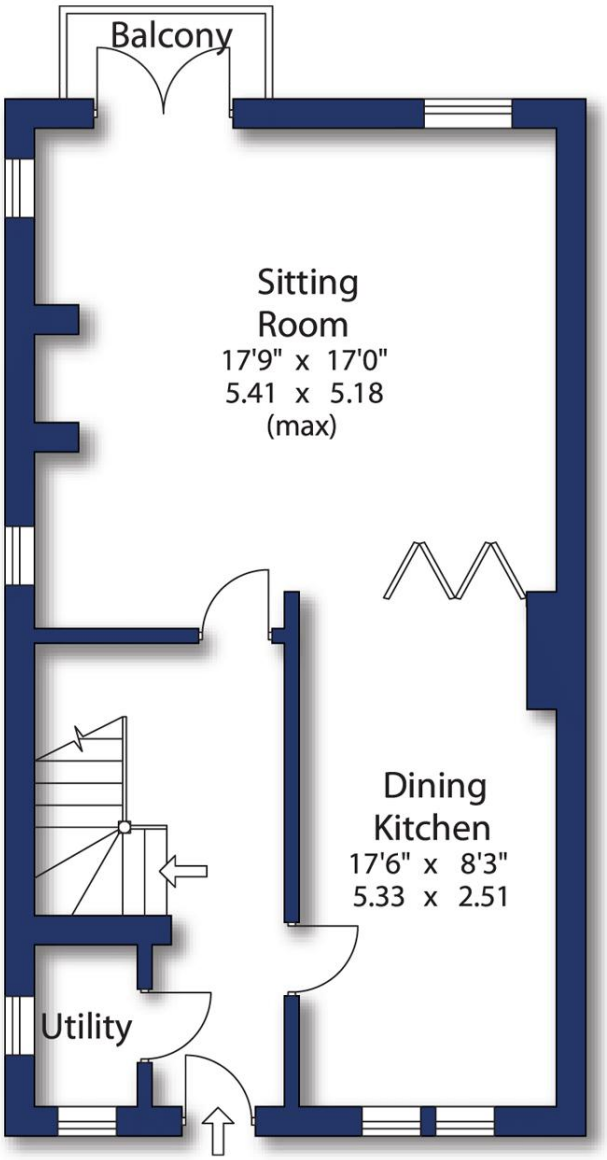




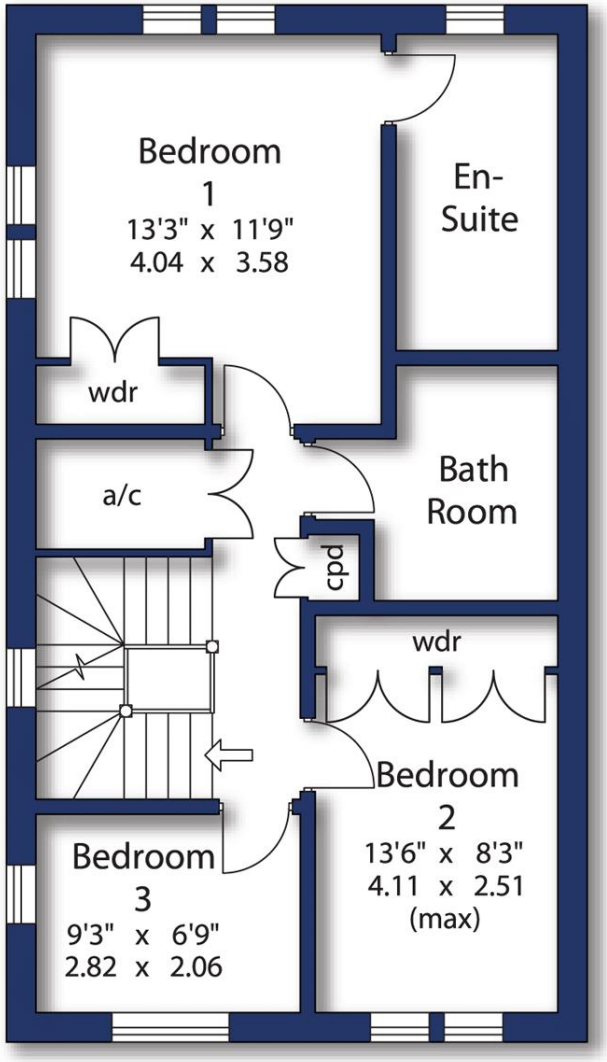




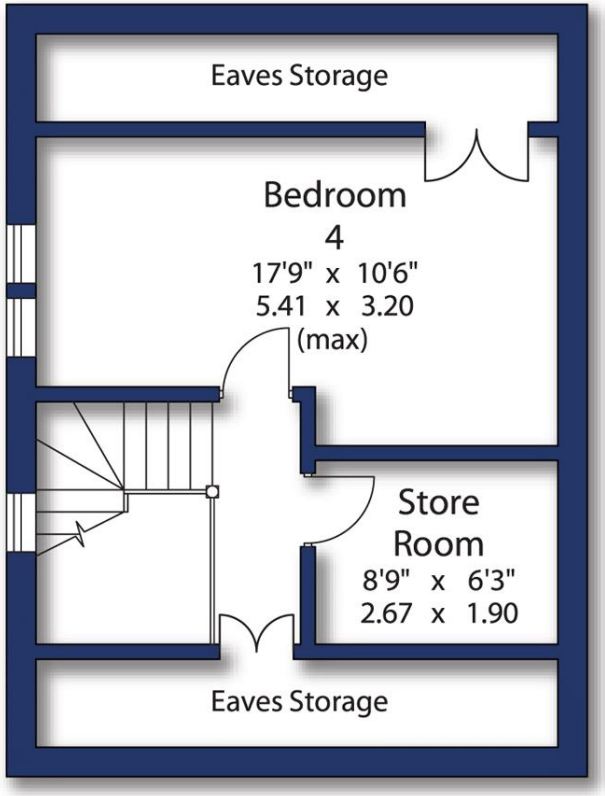
Floorplans



Ground Floor



First Floor



Second Floor

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01943 885 400

Contact us
01943 600655
ilkley@dacres.co.uk

Directions

From Ilkley proceed towards Addingham and turn right towards the village at the foot of the bypass, turning right again towards Grassington and Burnsall. Follow the road to the end of Bark Lane, turn right then immediately right onto High Mill Lane. Follow the lane down the hill and the property will be seen at the foot, to the right hand side. What3Words lunge.attending.onwards

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- The property is contained within a Grade II listed building. List Entry Number: 1314255
- All mains services installed with gas fired central heating and drainage via septic tank.
- Single garage.
- Residential letting only permitted.

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. Dacres Ref: ILK210004

