Harrison Robinson

Estate Agents



# The Echo, 27 Westville Road, Ilkley, LS29 9AQ

## Price Guide £1,525,000

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**GROUND FLOOR - Entrance Vestibule**
A solid timber entrance door with leaded, glazed panes and transom light opens into a beautiful entrance vestibule. With stunning, original Victorian encaustic tiled flooring, original pitch pine woodwork, deep skirtings, picture rail and attractive cornicing, this is a fabulous entrance to the property. A half-glazed timber door with stained glass panes and obscure glazed side panels and transom opens into an impressive hallway.

**Hallway**
A stunning entrance hall with engineered oak Ted Todd flooring, deep skirtings, picture rail, beautiful, ornate cornicing and broad staircase with carpet runner, stair rods and original wooden balustrading with decorative newel post. Doors open into the sitting room, family room and through to the dining kitchen via a tiled area with inset bookcase and cloakroom/W.C. off. Traditional style radiator and ample space for an item of furniture.

**Living Room**
25'3" x 16'0" (7.7 x 4.9)
A beautiful, spacious, light filled room courtesy of tall, double-glazed windows to the side elevation and bay window to the front of the property, affording glimpses up to Ilkley Moor. Continuation of the Ted Todd flooring, deep skirtings, picture rail and beautiful, restored original cornicing and ceiling rose. An original Victorian marble fireplace with decorative tiled slips houses an open fire and is a wonderful focal feature to this room.

**Snug / Playroom**
16'0" x 12'9" (4.9 x 3.9)
A second spacious reception room, this time with a gas fire with tiled hearth. Bespoke wall panelling to half height, bespoke fitted cabinetry and restored cornicing. Double-glazed window to the side elevation. Continuation of the stunning Ted Todd flooring. Currently arranged as a snug/playroom, this could serve a variety of uses including as a formal dining room.

**Dining Kitchen**
24'7" x 18'4" (7.5 x 5.6)
A beautiful, bespoke oak staircase leads down to this fabulous room fitted with a wide range of bespoke, solid wood illuminated Dovetail Kitchens cabinetry including a larder style cupboard with lighting. A large central island houses cupboards, drawers and a Villeroy and Boch inset ceramic sink with boiling Quooker tap and retractable, hose style tap. Silestone worksurfaces and upstands, a range of appliances including a range cooker set in a chimney breast with extractor over and beautiful Silestone splashback, American style fridge freezer and dishwasher. The room is flooded with natural light, courtesy of two sets of bi-folding patio doors leading out to the garden and large Velux windows. Recessed ceiling lights, in addition to beautiful pendant lighting above the island, large, stone effect floor tiling with underfloor heating, radiator. Door into:

**Utility Room**
14'9" x 7'6" (4.5 x 2.3)
Fitted with a range of high gloss cabinetry with complementary worksurfaces, glass splashback and one and a half bowl, stainless-steel sink and drainer with chrome mixer tap. Space and plumbing for appliances, continuation of the tiled flooring and a double-glazed window to rear. Recessed ceiling lights and Velux.

**Cloakroom / W.C.**
With low-level w/c with concealed cistern and vanity basin with chrome mixer tap. White, heated towel rail, recessed shelf and neutral wall tiling. Wall mounted, mirror fronted vanity cupboard, tiled flooring and recessed spotlights.

**LOWER GROUND FLOOR - Hall**
Stone steps with a carpet runner, bespoke oak balustrading and handrail lead down to the spacious hallway of the beautifully converted lower ground floor with bespoke joinery. Doors open into a fantastic living space with direct access to the garden, a second generous room, currently arranged as a bedroom, and a further room set up as a gym. There is also an immaculate, luxury four-piece bathroom. This space is wonderful for family living and has been newly constructed, extensively insulated, fully tanked with underfloor water heating throughout.

**Family Room**
25'3" x 16'0" (7.7 x 4.9)
One cannot fail to be impressed by this stunning family room benefitting from an abundance of natural light courtesy of three, double-glazed windows and patio doors leading out to a large, paved entertaining space in the garden. Tiled flooring, a range of beautiful, bespoke, fitted shelving and illuminated media unit to one wall, deep window seat with cupboards beneath providing storage and ample room for comfortable furniture. Jim Lawrence lighting. Decorative cornicing continues the period charm.

**Bedroom**
16'0" x 12'9" (4.9 x 3.9)
A double bedroom with continuation of the wood effect flooring with underfloor heating, large, double-glazed window with a beautiful view over the garden, bespoke oak desk by Merritt & Fryers and recessed ceiling lights.

**Gym**
16'8" x 7'6" (5.1 x 2.3)
Another great-sized room, arranged as a home gym, with continuation of the wood effect flooring, recessed ceiling lights and built-in ventilation.

**Bathroom**
Immaculately presented with concealed cistern w/c, large handbasin with wall mounted mixer tap with beautiful tiled splashback and deep-fill bath with wall mounted controls and mixer tap. Separate, large, walk-in shower cubicle with stunning Fired Earth tiling, thermostatic drench shower plus additional shower attachment and wall mounted controls. Continuation of the ceramic, wood effect floor tiling, wall panelling, recessed ceiling lights, extractor, heated mirror..

**FIRST FLOOR - Landing**
A beautiful, original pitch pine staircase with carpet runner leads to a half landing, where one finds a fabulous, bespoke bathroom off, with further steps leading to the main landing area. A ceiling window allows natural light. A further small landing area has useful recessed wardrobes and a staircase leads to the top floor of the property.

**Principal Bedroom**
16'0" x 16'0" (4.9 x 4.9)
A generous, double bedroom to the front elevation with tall, double-glazed, sash windows enjoying a wonderful view up to Ilkley Moor and the iconic Cow and Calf rocks. Restored cornicing and bespoke ceiling rose. Carpeted flooring, traditional style radiator, fitted wardrobes and cupboards. Bespoke Merritt and Fryers door leading into.

**En Suite Shower Room**
With low-level W.C., corner, wall mounted handbasin with chrome waterfall tap set in a vanity cupboard and walk-in shower with thermostatic drench shower and additional shower attachment. Exquisite Carrara marble wall tiling. and complementary floor tiling. Chrome, heated towel rail. A large double-glazed window with obscure glazing to the lower half enjoys a fabulous view across the valley.

**Bedroom Two**
16'0" x 11'1" (4.9 x 3.4)
A large, double bedroom to the rear of the house with carpeted flooring, two sets of double-glazed windows overlooking the rear garden and traditional style radiator. Dado rail, feature wallpaper, coving.

**Bedroom Five / Study**
11'5" x 7'6" (3.5 x 2.3)
A large, single bedroom to the front of the house with carpeted flooring, radiator and tall, double-glazed window enjoying lovely, far reaching views.

**Bathroom**
The height of luxury, bespoke Dovetail cabinetry with oak interiors, incorporating a vanity washbasin with stunning marble surface and concealed cistern w/c. Deep-fill bath with wall mounted, telephone style shower attachment and central mixer tap. all Fired Earth with bespoke nickel fittings. Underfloor heating, heated mirror, Jim Lawrence wall lights and recessed ceiling lights. Window seat beneath an obscure double-glazed window.

**SECOND FLOOR - Landing / Study Area**
A return, carpeted staircase leads to a second floor landing area, currently arranged as a home office. Carpeted flooring, exposed, painted beams and two Veluxes enjoying lovely views.

**Bedroom Three**
14'5" x 13'5" (4.4 x 4.1)
A good-sized, double bedroom with carpeted flooring, radiator, exposed, painted beams and two Velux windows enjoying delightful, long distance views. Under eaves storage.

**Bedroom Four**
13'5" x 8'10" (4.1 x 2.7)
A double bedroom with carpeted flooring, radiator and Velux enjoying delightful, countryside views.

**W.C. Shower Room**
With low-level w/c with concealed cistern, vanity hand basin with central mixer tap set in a worksurface with tiled splashback and wall mirror. Shower cubicle with electric shower, white wall tiling and glazed door. Tile effect vinyl flooring, white ladder style heated towel rail.

**OUTSIDE - Driveway & Parking & Gardens**
Iroko electric gates open onto a spacious, resin driveway with new electric car charger. Foundations exist for a detached double garage with current planning permission. The delightful, expansive gardens, professionally landscaped by New Leaf Garden Design are principally laid to level lawn with a stand out feature being the Outdoor Iroko and York stone kitchen with BBQ area, outdoor fireplace and Iroko seating. With sunken trampoline, extensive outdoor lighting and electric scheme and extensive stone bin store. A spacious extensive 10m internal store is great to store bikes and equipment.

UTILITIES & SERVICES - Mains gas, electricity and drainage. Ultrafast broadband is shown to be available. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

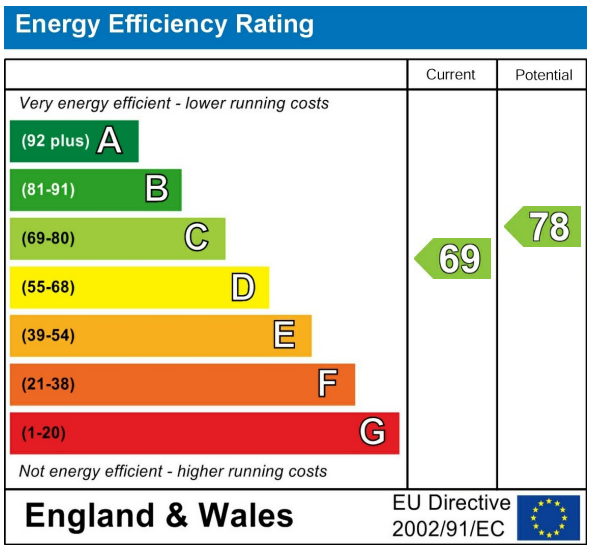


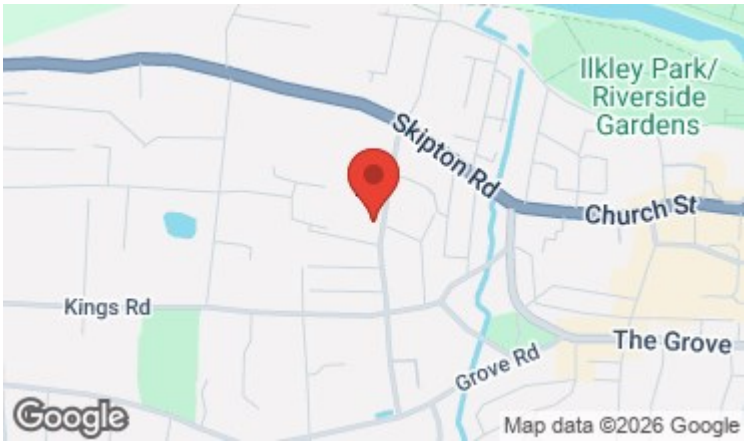






- Six Bedroom Period Property Of The Highest Calibre
- Exceptional Character Features Including High Quality Restoration
- Superb Renovation Of The Lower Ground Floor With Direct Garden Access
- Eclectic Blend Of Traditional Grandeur With Beautiful Contemporary Styling
- Substantial Plot With Expansive Level Lawned Garden & Delightful Seating Areas
- Outdoor Kitchen With Fireplace, Barbecue Area & Bespoke Seating
- Electric Gates, Sizeable Driveway & Planning Permission For Detached Double Garage
- Stunning Wharfe Valley Views
- Highly Regarded Location Close To Excellent Schools & Train Station
- Council Tax Band G












TOTAL FLOOR AREA : 3859 sq.ft. (358.6 sq.m.) approx.

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.
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