



**THE HAWTHORNS**

Burley in Wharfedale, near Ilkley

**Dale Eddison** Carter Jonas

## THE HAWTHORNS, HAG FARM ROAD, BURLEY IN WHARFEDALE, LS29 7AB

- Ilkley - 4 miles
- Leeds - 14 miles
- Bradford - 10 miles
- Harrogate - 15 miles

### Ground Floor

Central reception hall • Cloakroom • Drawing room  
Dining room • Family room • Home office/study  
Fantastic living kitchen with sitting, dining and study areas • Utility room • Useful storage cellar

### First Floor

Spacious landing • Principal bedroom, dressing room and an en suite bathroom • Guest bedroom with an en suite bathroom

### Second Floor

Landing • 4 bedrooms • House bathroom

### Outside

Electrically operated entrance gates • Sweeping driveway approach with extensive parking • Edwardian coach house currently used for garaging and storage  
Superb lawned gardens extending to just under 1½ acres (0.61ha) • Attractive wooded backdrop • Quiet and private position • Views towards Burley and Ilkley Moor

**AN EXCEPTIONAL DETACHED EDWARDIAN PROPERTY PROVIDING SUPERB FAMILY ACCOMMODATION, BEAUTIFULLY SET AMIDST LOVELY GARDENS AND GROUNDS EXTENDING TO JUST UNDER 1½ ACRES (0.61HA), OCCUPYING AN IDYLIC AND PRIVATE SEMI-RURAL SETTING ON THE SOUTHERN EDGE OF THIS POPULAR AND SOUGHT AFTER VILLAGE.**





## LOCATION

The Hawthorns occupies a lovely position, nicely tucked away on a private road in one of Burley in Wharfedale's most exclusive and sought after residential areas. The village is extremely popular with a thriving community and offers an excellent range of everyday facilities including a selection of shops, post office, Doctor's surgery, library, two excellent primary schools, various pubs and restaurants, churches of various denominations and a variety of sporting and recreational facilities. All are within a short walk of the property. For the commuter, the railway station (which is within walking distance) provides frequent services to Leeds and Bradford as well as the nearby town of Ilkley. Mainline connections in Leeds provide access to London's King Cross which is within about 2½ hours travelling time. Leeds/Bradford International Airport is within a 20 minute drive.

## THE PROPERTY

The Hawthorns is an impressive detached property which really needs to be seen to be appreciated. Originally constructed in 1908, the property has been fully refurbished, skilfully extended and carefully maintained throughout the current owners' 15 year tenure. It provides superbly proportioned family accommodation extending to over 4300 sq ft (400 sqm) of living space, with a wealth of character features cleverly blended with comforts of modern day family living. To complement the exceptional accommodation, the property occupies a beautiful setting amidst superb well screened gardens and grounds which provide a fantastic and secure playing area for children.





The accommodation is principally arranged over three floors and includes a central reception hall with a cloakroom, a superb drawing room, dining room, family room and a home office/study. The fantastic everyday living kitchen lies to the rear of the house and has floor to ceiling glazing providing lovely views over the gardens. The area is split into a cooking area, dining area and a study area with a flight of stairs leading down to a sitting area, with two sets of double doors providing access to the garden. There is a useful cellar which has a wine store, pantry and luggage store. On the first floor is a spacious landing, a superb principal bedroom which has a dressing room with fitted wardrobes and an en suite bathroom together with a guest bedroom which has a large en suite bathroom, which is also accessible from the landing. On the second floor are 4 additional bedrooms as well as a large bathroom.

#### **OUTSIDE**

The Hawthorns is approached off Hag Farm Road through substantial electrically operated entrance gates with a tarmac drive leading to the front of the house and also down the side where there is a parking area and garaging, within the original Edwardian coach house. The lovely gardens and grounds are a particular feature of this exceptional family house, being mature and well screened with sweeping lawned areas, flower beds, a productive vegetable garden and a fruit cage, culminating in a wooded backdrop to its northern boundary.



## ADDITIONAL INFORMATION

**Tenure** We are advised that the property is freehold and vacant possession will be given on legal completion.

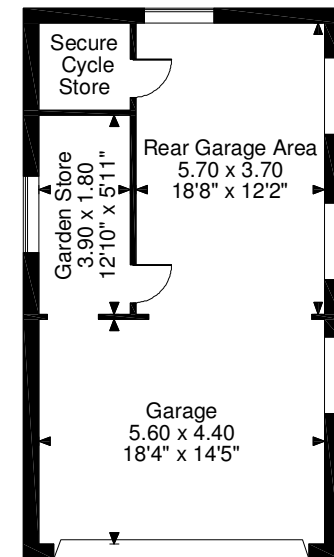
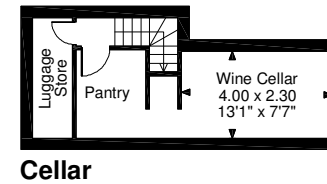
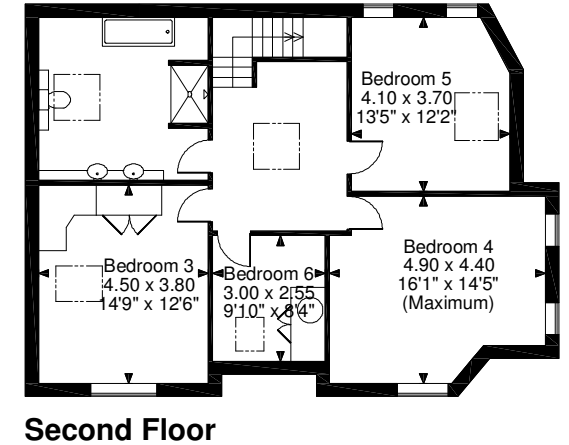
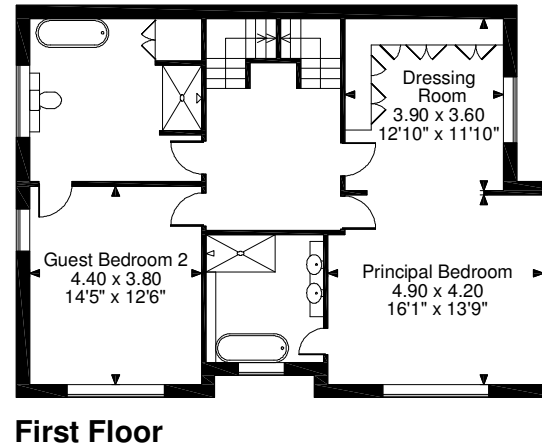
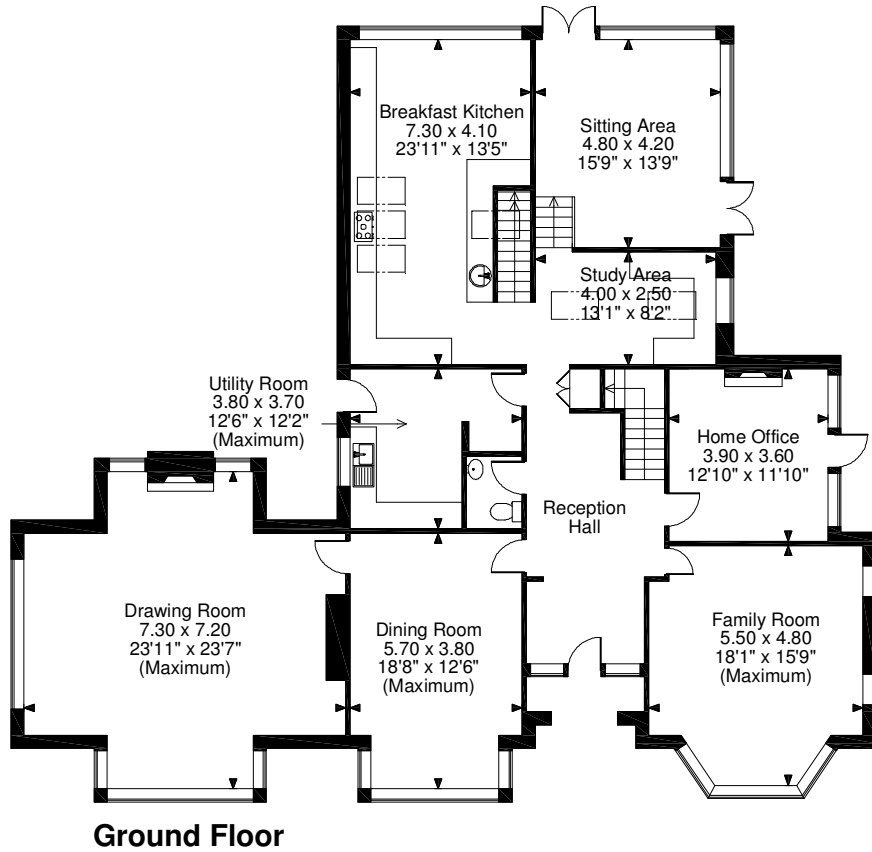
**Services** Mains water and electricity are installed. Private Klargestere drainage system. Central heating is provided by an LPG fired boiler.

**Viewing** Strictly by appointment through the joint selling agents – Carter Jonas – 01423 523423 or Dale Eddison – 01943 817642.

**Directions to LS29 7AB** From the mini roundabout in the centre of the village, proceed up Station Road. Proceed under the railway bridge and after a short distance turn left into Hag Farm Road. After about 1/3rd of a mile, the lane bends to the right. The Hawthorns is the first house on the right.



**The Hawthorns, Hag Farm Road, Burley in Wharfedale**  
**Approximate Gross Internal Area**  
**Main House = 4326 Sq Ft/402 Sq M**  
**Garage Block = 615 Sq Ft/57 Sq M**  
**Total = 4941 Sq Ft/459 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**IMPORTANT INFORMATION**

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