WEST HOUSE FARM, WILSILL, HG3 5EA
£525,000
A most attractive detached Dales farmhouse revealing spacious and beautifully presented accommodation with ample parking, occupying an elevated position with large private landscaped gardens and delightful distant views.

This wonderful home reveals a wealth of charm and character with magnificent features dating back to the 17th century, complemented by large private gardens thoughtfully landscaped with far-reaching views. The well-proportioned living space, which benefits from double glazing and gas central heating throughout, comprises large living room with feature fireplace and mullioned window, dining room, spacious farmhouse breakfast kitchen, snug, conservatory with far-reaching views. The turned spindle staircase leads to a galleried landing, large master bedroom, two further double bedrooms and luxury bathroom. West House Farm is delightfully situated in the heart of Nidderdale approximately one mile from the Dales town of Pateley Bridge. The fashionable spa town of Harrogate is approximately only 12 miles distant.
ACCOMMODATION

GROUND FLOOR
ENTRANCE PORCH
With front door leads to -

LOUNGE
With two double glazed window to front and side. Two central heating radiators. Feature stone fireplace with multi-fuel burning stove.

DINING ROOM

SNUG
With exposed stone wall and feature fireplace with multi-fuel burning stove. With double doors leading to the conservatory.

CONSERVATORY
Full-length with dwarf wall, being of uPVC double glazed construction enjoying far reaching countryside views. Central heating radiator. Tiled floor.

KITCHEN
Fitted with an extensive range of modern wall and base units with working surfaces having inset ceramic single drainer sink unit plus wicker storage baskets, shelving and glazed display cabinets. Double glazed window. Space for slot-in gas cooker. Space for free standing fridge and freezer. Integrated dishwasher. Double glazed patio doors leading to patio area. Exterior door to side. Central heating radiators.

UTILITY ROOM / WC
With double glazed sash window. Plumbing and space for washing machine. Low flush WC and wash-hand basin.

FIRST FLOOR
LANDING

BEDROOM 1
Large master bedroom with double glazed windows to front have far reaching views. Central heating radiator.

BEDROOM 2
With two double glazed windows to rear and side. Central heating radiator. Exposed feature stone wall.

BEDROOM 3
With double glazed window to front. Central heating radiator.

BATHROOM
Modern white suite comprising low flush WC, pedestal wash-hand basin, large walk-in tiled shower cubicle and panelled bath. Half-tiled walls and tiled floor. Double glazed windows to rear and side. Central heating radiator.
Outside
The property is approached at the front by timber gates, leading to a large gravelled parking area, bounded at one side by a stone wall, with two timber sheds. A hand gate leads to a well-stocked front garden bounded by hedges, with raised patio area adjacent to the entrance and Conservatory, with lawned area on the lower level and beds above with mature shrubs and plants. With hand gate to the front, stone steps and path leading through the garden to a side grassed area and access to a formal garden where there is a paved patio with raised beds and attractive stone wall surrounded by mature plants, shrubs and flowerbeds. With outside lighting, providing an ideal space for entertaining, adjoining the dining kitchen and sheltered by mature trees and hedges. Beyond there is a raised gravelled sitting area leading to a lawned area with magnificent views. Above the main gardens there are lawned gardens with mature trees with enviable views of the surrounding countryside.

Directions

Services
All mains connected

Tenure
Freehold

Council Tax Band: E