



# The Old Filter Station, Green Lane, Burley Woodhead

Asking Price Of £1,695,000







# The Old Filter Station

## Green Lane

### Burley Woodhead

#### LS29 7BA

**A METICULOUSLY DESIGNED AND CONTEMPORARY CONVERSION OF A FORMER WATER FILTER STATION, PROVIDING STYLISHLY APPOINTED ACCOMMODATION OF IMPECCABLE QUALITY, OCCUPYING A FANTASTIC SECLUDED SETTING ALONG A PRIVATE ROAD WITH UNRIVALLED AND UNINTERRUPTED PANORAMIC VIEWS OVER THE WHARFE VALLEY.**

Occasionally, a property of exceptional quality comes to the market and the sale of The Old Filter Station is a perfect example. This conversion has been a labour of love for the current owners and has been designed and fitted with exacting standards and will particularly appeal to those seeking high quality modern living with luxury very much in mind. No stone has been left unturned with the conversion of this former water filter station which includes underfloor heating throughout, the latest in high speed internet technology, integrated Sonos sound systems, audio visuals and communications, as well as high top of the range finishes in bathroom and en suite facilities, with Duravit fittings and Hangrohe tropical rain showers throughout.



#### **BURLEY WOODHEAD**

Burley Woodhead is a hamlet located just a short drive from Ilkley town centre which offers an excellent range of high class shops, restaurants, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three sought after private schools all within a short drive. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.



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## GROUND FLOOR

Entrance . Entertaining Room . Bedroom Three with an En-Suite Bathroom . Bedroom Four with an En-Suite Shower Room . Cinema Room . Spa with Steam Room and Sauna . Dressing Room with En-Suite . Walled Garden . Triple Garage.

The superbly proportioned accommodation is arranged over three floors and extends to almost 5,500 sqft (515 sqm). The accommodation comprises bedroom four with an en-suite shower room and adjacent steam and sauna room, entertainment room (suitable for a variety of uses), bedroom three with en-suite bathroom/shower room, cinema room and spacious independent dressing room again with an individual en-suite ideal as a space to avoid disturbing the household on early morning starts.

## FIRST FLOOR

Open Plan Dining Kitchen with Sitting Room, Snug and Study Areas . Cloakroom . Two-Tiered Terrace with hot tub .

The first floor is the focal point of the house, orientated to take full advantage of the natural light and providing a diverse range of spaces centred around a stunning kitchen area which has a full range of high specification integrated appliances including a Siemens American style fridge freezer, five ring gas hob with concealed splashback, microwave, two ovens, deep fat fryer, Teppanyaki plate, separate Miele grill, two dishwashers, double bowl sink unit with shower tap over, wine storage and wine fridge. There is a separate informal seating area with log burning stove, together with a separate study area. Beyond the kitchen the room takes full advantage of the expansive views and natural light with full width and height sliding doors leading onto a superb two-tiered terrace with hot tub, seamlessly connecting the inside to the outside, where you are able to relax and enjoy one of Yorkshire's finest vistas.

## SECOND FLOOR

Master Bedroom with a Dressing Area, free standing shower/steam pod, standalone bath and w.c. . Terrace .  
Bedroom Two with an En-Suite Shower Room.

On the second floor you will find the luxurious master bedroom with a vaulted ceiling, creating a real sense of space, and has been designed to take full advantage of the views with its own private terrace. It includes a sizeable dressing area together with a large free standing shower/steam pod, separate free standing roll top bath and WC. There is also a further bedroom with en-suite shower room.

## OUTSIDE

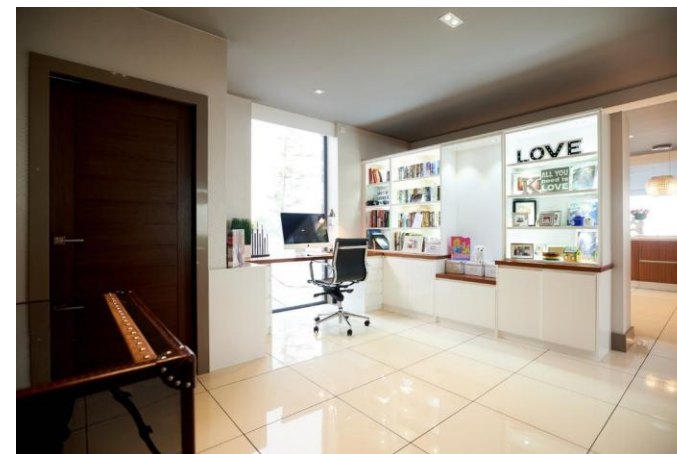
The property includes an integrated triple garage together with a block paved driveway providing additional parking and enclosed by feature stone walls. Low maintenance is a feature of the exterior space. To the west side of the property is the totally private Mediterranean garden. There is also a further garden area to the rear and side terrace.

## PLEASE NOTE

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## LOCATION

From the centre of Burley in Wharfedale village proceed up Station Road, which runs into Moor Lane, for just under a mile. At the junction by the triangular grassed area, turn left into Moor Road. Proceed up the hill and past the Hermit Pub. Continue for a short distance and on the next bend Green Lane is on the right hand side. Drive to the top of Green Lane and The Old Filter Station can be easily found.













## MONEY LAUNDERING REGULATIONS

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

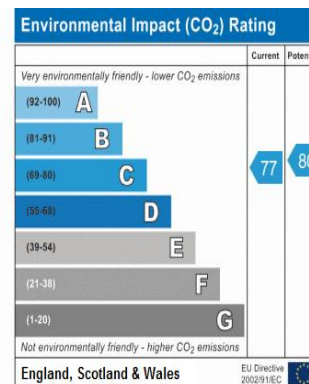
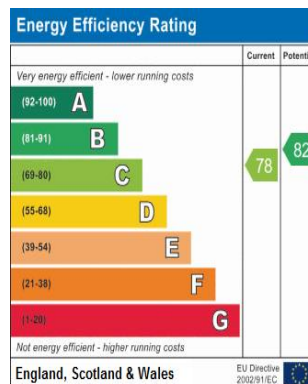
## VIEWING ARRANGEMENTS

Strictly by prior appointment with Dale Eddison's Ilkley office.

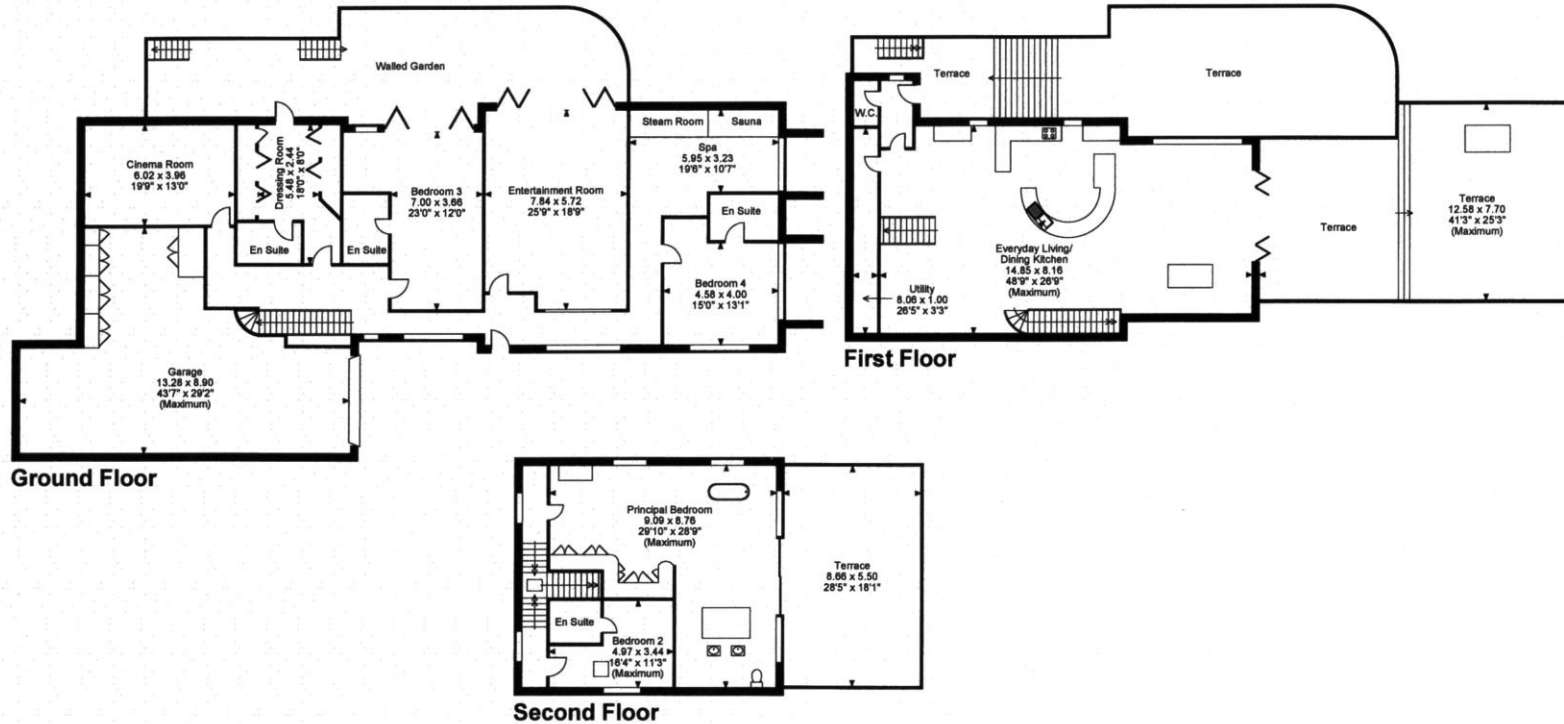
## TENURE

We are informed by our clients that the property is freehold.

These particulars are intended only to give a fair description of the property as a guide to buyers, accordingly (a) their accuracy is not guaranteed and neither Dale Eddison Estate Agents nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute any offer or contract of sale and (c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information on these particulars.



**The Old Filter Station, Green Lane, Burley Woodhead**  
**Approximate Gross Internal Area**  
**Main House = 4,675 sq ft / 434 sq m**  
**Garage = 872 sq ft / 81 sq m**  
**Total = 5,547 sq ft / 515 sq m**



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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