



**Moor Road, Burley Woodhead**  
Asking Price Of £850,000





# Chapel Fold

Moor Road  
Burley Woodhead  
LS29 7AX

**A SUPERB DETACHED VICTORIAN FAMILY HOME OF GREAT CHARACTER OFFERING BEAUTIFULLY PRESENTED FIVE BEDROOMED ACCOMMODATION AND STANDING WITHIN GENEROUS LANDSCAPED GROUNDS OF ABOUT 0.4 OF AN ACRE WITH SUPERB LONG DISTANCE VIEWS OVER WHARFEDALE**

Originally built as a Wesleyan Chapel and dating from 1867, Chapel Fold is a charming individual detached home of great character in a lovely elevated setting with exceptional views over Wharfedale. Converted approximately fifty years ago, the property has been further improved in the intervening years and now incorporates a welcoming hallway, two principal reception rooms, a large dining area and fitted kitchen on the ground floor whilst at first floor level there is a master bedroom with an en suite bathroom, four further bedrooms and a house bathroom. The particularly generous roof space is considered to have potential to convert to additional living accommodation subject to planning and building regulation approval.



Approached by a sweeping driveway, the property stands within manicured grounds of about 0.4 of an acre. The rear garden is particularly appealing, enclosed by mature hedging ensuring a high degree of privacy. Immediately to the rear of the house is a sheltered terrace which leads to an extensive lawn with flower borders and mature shrubs together with greenhouse. The high quality timber summer house is a particular feature.

Burley Woodhead is surrounded by some of the finest countryside in Yorkshire. The Hermit public house is within walking distance as are lovely moorland walks. Both Ilkley and Burley in Wharfedale are within a short drive offering a wide variety of excellent sporting and recreational amenities, schools for all ages and public transport services to the business centres of Leeds and Bradford.

The accommodation has GAS FIRED CENTRAL HEATING and with approximate room sizes, comprises:-

## GROUND FLOOR

**ENTRANCE PORCH** With a multi paned entrance door and stone floor.

**RECEPTION HALL** 13' 9" x 7' 2" (4.19m x 2.18m) With exposed beams and an under stairs cupboard.

**FAMILY ROOM** 19' 6" x 11' 11" (5.94m x 3.63m) With an open fireplace and a bow window to the front elevation. Two wall light points.

**SITTING ROOM** 20' 10" x 12' 0" (6.35m x 3.66m) With a stone fireplace housing a gas stove. Beamed ceiling. Windows to two sides. Wall light point.

**DINING AREA** 12' 0" x 10' 9" (3.66m x 3.28m) With windows to two sides including glazed double doors leading onto the rear garden. Wall light point.

**KITCHEN** 10' 3" x 9' 10" (3.12m x 3m) With a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces. Fitted electric double oven and gas hob with filter hood over. Fitted dishwasher and fridge. Recessed spotlights.

## INNER HALL

**CLOAKROOM** With a pedestal wash basin and a low suite wc. Recessed spotlights.

**LARGE UTILITY ROOM** 12' 0" x 10' 5" (3.66m x 3.18m) With a stainless steel sink unit and fitted cupboards and drawers. Ceramic tiled floor. Gas fired central heating boiler. Stable door to the rear garden and a further door leading to the garage.

## FIRST FLOOR

### LANDING

**MASTER BEDROOM** 14' 6" x 11' 10" (4.42m x 3.61m) With fitted wardrobes, cupboards and a dressing table.

**EN SUITE BATHROOM** With a panelled bath having a shower over, pedestal wash basin and a low suite wc. Part wall tiling and recessed spotlights. Moulded ceiling cornice and heated towel rail.

**BEDROOM** 11' 9" x 10' 6" (3.58m x 3.2m)

**BEDROOM** 13' 10" x 10' 5" (4.22m x 3.18m) With windows to two sides.

**BEDROOM** 13' 3" x 10' 8" (4.04m x 3.25m) With fitted wardrobes and drawers. Windows to two sides.

**BEDROOM FIVE/ STUDY** 10' 1" x 9' 11" (3.07m x 3.02m) With a fitted work station, cupboards, drawers and book shelves.

**BATHROOM** With a modern white suite comprising a panelled bath, low suite wc, shower cubicle and twin wash basins set within marble. Travertine tiling to the walls and floor. Fitted wall mirror and shaver point. Recessed spotlights and chrome heated towel rail.

## OUTSIDE

**DOUBLE GARAGE** 25' 3" x 17' 3" (7.7m x 5.26m) With an electrically operated up and over door. Electric light and power. To the rear of the garage is a useful wine store. There is considerable additional off road parking in the tarmac driveway leading to the garage.



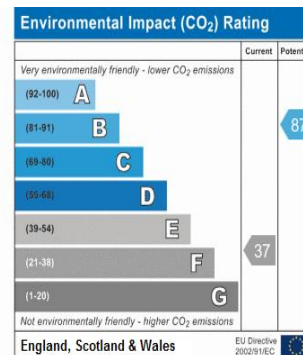
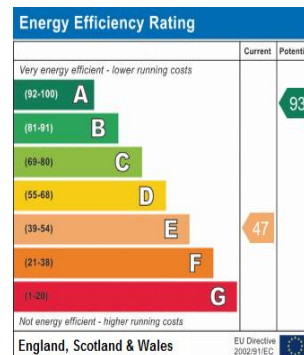
**GARDENS** Chapel Fold stands within sizeable grounds in an elevated setting with fantastic views over Wharfedale. The gardens are extensively bordered with established hedging. The property itself is approached by a tarmac driveway to the front with adjoining lawns and well tended shrubs. There are electric gates which provide security and privacy. Immediately to the rear of the property is a sheltered stone terrace with steps leading up to an extensive lawned garden with well kept flower borders and mature shrubs and trees. Timber summerhouse. Aluminium and glazed greenhouse.

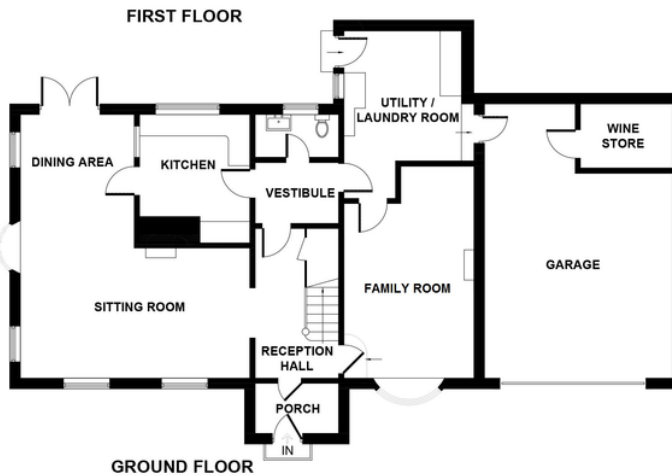
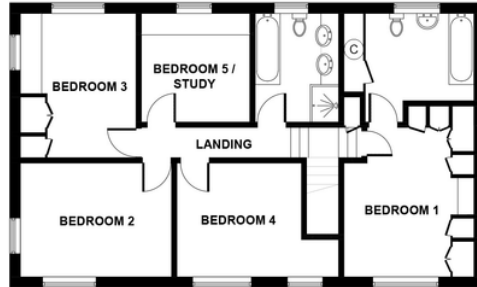
**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

**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.

**TENURE** We understand the property is Freehold.

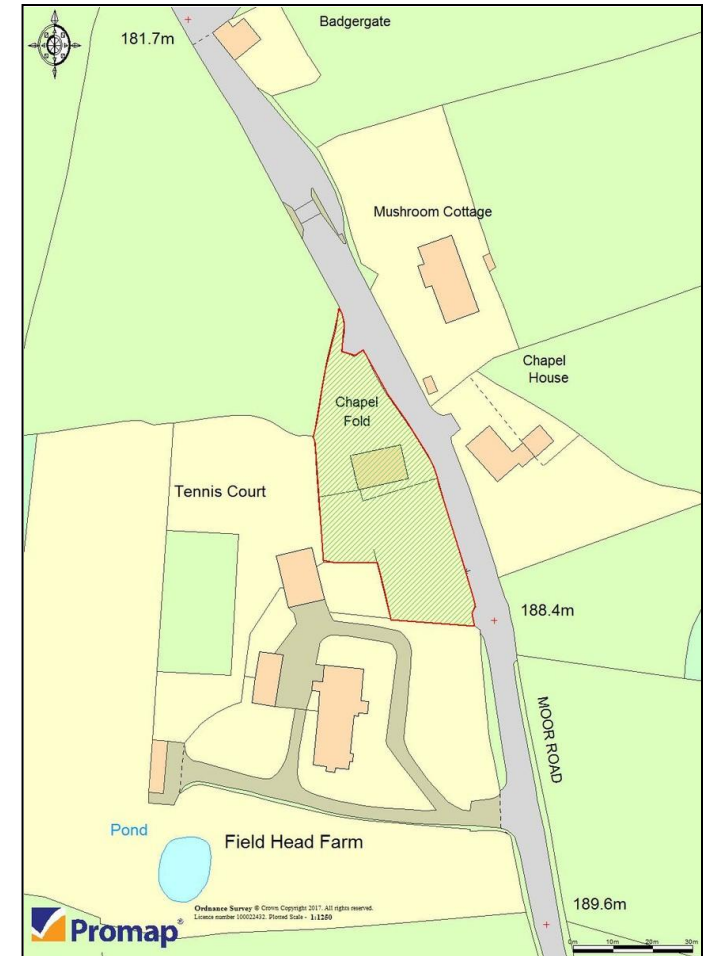
**LOCATION** From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout turn right into Cowpasture Road. Continue up the hill passing Ilkley Grammar School on the left hand side and over the next mini roundabout. Cowpasture Road continues into Hangingstone Road. Continue for about two miles passing the Cow and Calf Rocks on the right hand side. As you enter Burley Woodhead continue straight ahead passing The Hermit public house on the left hand side. Chapel Fold is located on the right after a further three hundred metres.





### CHAPEL FOLD

This plan is for reference only and is in accordance with PMA guidelines.  
 It is not to scale and all measurements are approximate.  
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract.



**ILKLEY OFFICE**  
 15 The Grove  
 Ilkley  
 LS29 9LW  
 01943 817642  
 ilkley@daleeddison.co.uk

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.



**Dale  
Eddison**

