



# The Lodge

Ash Tree Walk | | LS29 7NZ

Asking price £950,000

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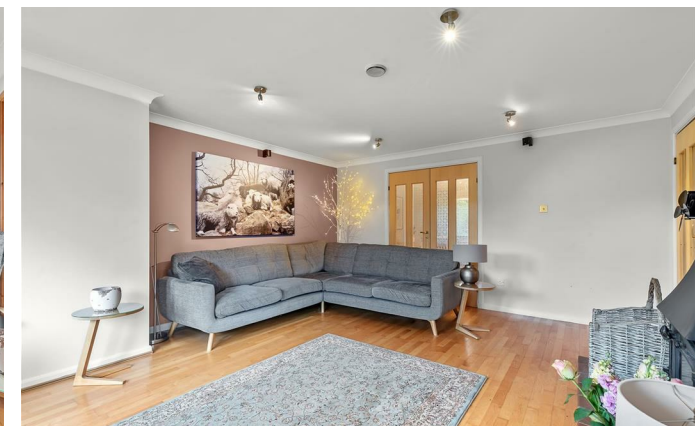
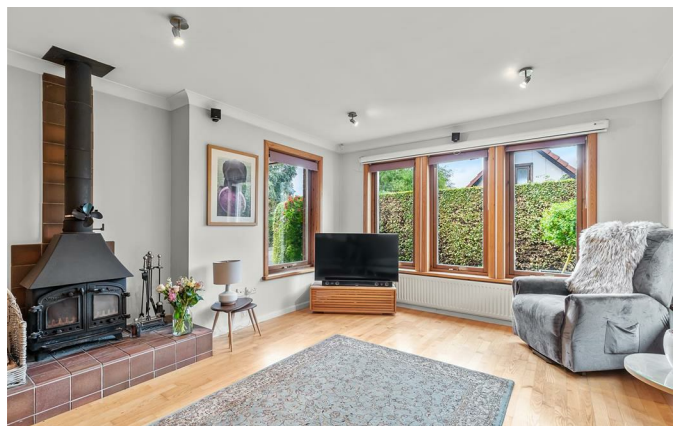
Situated in a central location within Burley in Wharfedale and just a short walk from the train station, this distinctive and unique Swedish style home offers a rare blend of privacy, character, space and convenience.

Set on a generous plot, the property boasts four well-proportioned bedrooms, including a luxurious principle suite complete with its own dressing room and en suite bathroom. Ideal for both families and entertainers, this home features five versatile reception rooms, providing flexible living and dining options.

Additional highlights include an integrated double garage plus a private driveway providing extensive off street parking, and a sauna for ultimate relaxation in true Swedish style. To the rear, a large south-facing garden offers a high degree of privacy - perfect for outdoor entertaining or peaceful enjoyment.

A truly substantial home in a prime village location, blending Scandinavian charm with practical modern living.

- Unique Swedish Style Home
- Four Well-Proportioned Bedrooms
- Built in Sauna
- Private South-Facing Rear Garden
- Central Location in Burley-in-Wharfedale
- Private Driveway and Extensive Off-Street Parking
- Integrated Double Garage
- Five Reception Rooms



Enjoy the convenience of village life, with Burley in Wharfedale's shops, amenities, and train station just a short walk away.



## Ground Floor

### Entrance Hall

14 x 10'11 (4.27m x 3.33m)

Featuring unique Swedish pine flooring and three windows to the front elevation, this spacious hall has attractive double doors into both Kitchen and Sitting Room, as well as boasting a solid, pine, Swedish design staircase curving up to the first floor.

### Sitting Room

18'10 x 14'9 (5.74m x 4.50m)

The solid Swedish pine flooring continues into the property's spacious sitting room which features three windows to the front elevation and one to each side; all triple glazed and wood framed. Comprising also a cast iron Villager log burner upon a raised tiled hearth, the room has a further set of double doors leading into:

### Dining Room

12'3 x 12'1 (3.73m x 3.68m)

With further continuation of the pine flooring, the dining room features both a door for access into the rear garden, and another wood framed window to the rear elevation.

### Open Plan Kitchen

27 x 12'2 (8.23m x 3.71m)

A bright and spacious Open Plan Kitchen comprising a fantastic range of base and wall units, granite worktops and up-stand, ceramic tiled flooring and a breakfast bar area with space for seating. The room is well equipped with a Bosch dishwasher, built in Siemens microwave, space for a fridge freezer, as well as a 4 oven cream enamel AGA with warming plate, powering the heated towel rails in the upstairs bathrooms. The room also features four windows to the rear elevation, two of which look out over the conservatory, as well as a deep storage cupboard with space to hang coats and jackets. There is also ample space for a snug/family seating area.

### Conservatory

11'10 x 16'6 (3.61m x 5.03m)

Leading on from the Kitchen, is a southerly facing conservatory with double glazing throughout. Underneath the ceramic tiled flooring there is electric underfloor heating, and an air conditioning unit (not used whilst our client has been the owner of the property) means the room is fit for all seasons. Double French doors open out to the property's Rear Garden.



### Utility Room

9'3 x 7'8 (2.82m x 2.34m)

With watertight luxury tiled flooring, this large utility room with plumbing for a washing machine and space for a tumble dryer and fridge, offers access out to both the rear garden, and through to the integrated double garage. Featuring a window to the rear elevation, and solid oak worktops. Leads into:

### Shower Room

7'7 x 5'6 (2.31m x 1.68m)

Fitted with a low profile double rainfall shower with attachment and large ceramic tiles, wall hung hand wash basin, wall mounted heated towel rail, and W.C. This room sees a continuation of the luxury tiling from the Utility.

### Study

10'9 x 9'10 (3.28m x 3.00m)

A nice sized and versatile space, this study boasts a washed oak Amtico flooring in herringbone style and features a double, wood framed window to the front elevation.

### Cloakroom

A neat Cloakroom with tiled flooring and comprising a wall mounted hand wash basin with tiled splashback and WC.

### First Floor

#### Landing Area

Featuring a further two wood framed windows to the front elevation, a store cupboard with plenty of shelving, and access to a large loft space fit for conversion. The unique Swedish pine flooring continues across this area.

#### Bedroom

15'11 x 12'5 (4.85m x 3.78m)

A generously large double Bedroom featuring two large wood framed windows with outlook over the Rear Garden and two built-in double wardrobes, one of which houses the water tank. The room leads into:

#### Large En-Suite

9'7 x 5'11 (2.92m x 1.80m)

Equipped with underfloor electric heating, tiled walls and flooring, as well as a privacy window to the front elevation, this spacious en-suite bathroom comprises: a low profile double corner shower, double wall hung hand wash basins, matching mirrored cabinets with a shaver point between, wall hung heated towel rail powered by the kitchen AGA and a W.C.

#### Dressing Room

Also featured within the Master Bedroom, a walk in wardrobe offering plenty of room for clothes with a double row of hanging and light.



### Bedroom

12'6 x 8'1 (3.81m x 2.46m)

Another spectacularly bright double bedroom with two windows to the southerly aspect and a slide robe fitted wardrobe.

### Bedroom

12'3 x 12'6 (3.73m x 3.81m)

A further double bedroom with herringbone style washed oak Amtico flooring, a fitted double wardrobe, and two wood framed windows to the rear elevation.

### Bedroom

10'10 x 8'8 (3.30m x 2.64m)

A fourth double Bedroom with a window to the easterly aspect and a slide robe fitted wardrobe.

### Family Bathroom

9'10 x 5'8 (3.00m x 1.73m)

Family bathroom with smart black and white tiling of both floor and walls tiled floor and two privacy windows to the front elevation. Comprising: bath with shower over and glass screen, another heated towel rail powered by the AGA, hand wash basin in vanity unit and W.C. Also containing:

### Sauna

5'11 x 4'9 (1.80m x 1.45m)

In true Swedish style, a fantastic wooden Sauna with plenty of benched seating space.

### Outside

#### Integrated Double Garage

17'11 x 15'2 (5.46m x 4.62m)

This spacious double garage with natural light from the window to the westerly aspect houses the Vaillant boiler and consumer unit as well as a dog shower, also useful for washing down bikes, equipment or muddy boots! The Garage also provides access to a further loft, boarded and great for extra storage, which could also be converted to create further living accommodation, subject to building regulations and planning permission.

#### Front Garden

Enclosed by hedges and containing a pleasant pebbled area with well kept shrubs, the front of the property also features a Swedish style porch with a characteristic roof that provides an overhang above the tiled patio beside the front door for protection from wind, rain, or snow!



## Rear Garden

A large and private, south facing Rear Garden containing a wonderfully level lawn as well as raised flower borders with mature shrubs enclosed by a low brick wall with fence on top around the perimeter. The Garden also features an Indian stone flag patio area with space for seating with retractable canopy over. To the easterly aspect of the building is a large lean to garden shed, providing handy storage space, whilst the westerly aspect of the property is fitted with a gate providing access between the front and rear of the building's perimeter. Similar to at the front of the property, the roof's Swedish style overhang can be admired from the Rear Garden which also features an outside water tap.

## Driveway

With significant space for parking, the ownership of the driveway extends right out to Langford Road

## 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.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

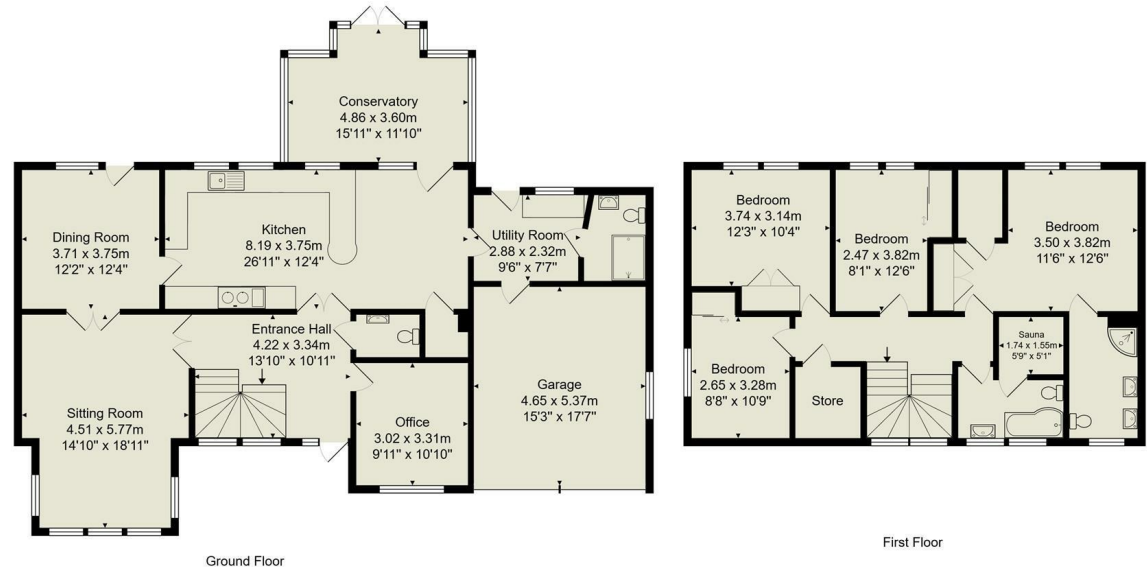
## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Unwind in your own private sauna, a rare luxury feature that adds to the home's wellness appeal.





Total Area: 241.7 m<sup>2</sup> ... 2601 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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