



14 Greenholme Cottages | Burley in Wharfedale | LS29 7SF

£699,000

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Tucked away within an attractive courtyard of similar properties, this delightful detached barn conversion offers characterful living in a stunning semi-rural setting on the edge of Burley in Wharfedale. Approached via an exclusive and private lane, the property combines the best of country living with excellent local amenities close by.

In addition to the main residence, a self-contained annexe provides ideal accommodation for guests, extended family, or home working. Residents also enjoy shared use of a private field and orchard with neighbouring owners — a rare privilege that enhances the sense of community and countryside charm.

- Characterful 17th Century Barn Conversion
- Spacious Sitting Room & Dining Room
- Three Good Sized Bedrooms
- Lovely Cottage Style Private Garden
- Owners Enjoy Shared Ownership Of A Nearby Field And Orchard
- Additional One Bedroomed Annexe With Kitchenette & Wet Room
- High Quality Fitted Kitchen
- Italian Designer Bathroom
- Double Garage & Plenty Of Off Road Parking
- Idyllic Semi Rural Setting On The Edge Of The Village

GROUND FLOOR

Reception Hall

24'3" x 7'10" (7.39m x 2.39m)

With a cottage style entrance door and a porcelain tiled floor with underfloor heating. Useful store cupboard which also houses the newly installed oil fired heating boiler.



Characterful living in a stunning semi-rural setting.



Kitchen

11'5" x 9'6" (3.48m x 2.90m)

With an inset sink unit with a mixer tap and an extensive range of fitted base and wall units with Corian work surfaces by Siematic. Integrated appliances include a Stoves range cooker with induction hob and extractor hood over, dishwasher, washer, microwave oven and a fridge freezer. Porcelain tiled floor with under floor heating.

Dining Room

14'5" x 8'10" (4.4 x 2.7)

Approached from the hallway by wooden double doors. Wooden floor with under floor heating.

Sitting Room

14'11 x 14'7 (4.55m x 4.45m)

A bright and airy living space with extensive glazing including French windows and having a lovely outlook by the private enclosed garden. Wooden floor with under floor heating. Exposed roof truss and beams.

Principal Bedroom

13'5" x 8'6" (4.09m x 2.59m)

With fitted wardrobes. Two windows overlooking the rear garden.

Bedroom Two

11'9" x 7'10" (3.58m x 2.39m)

With a fitted wardrobe and wooden flooring.

Bedroom Three

9'6" x 7'10" (2.9 x 2.4)

With a window to the front elevation.

Bathroom

An impressive room with Italian designer suite comprising a panelled bath with shower over, wash basin and low suite wc. Ceramic tiling to the walls and floor with under floor heating. Mirror fronted medicine cabinet and heated towel rail. Recessed spotlights.

Annexe

At the end of the rear garden is an independent studio, suitable for a variety of uses including a perfect guest suite or ideal working from home space. Ideal for a dependant relative or care staff. The studio comprises:

Bed/Sitting Room

15'5" x 13'5" (4.70m x 4.09m)

Approached via bi-fold doors with ample space for a sofa bed. Built in kitchenette with a sink, microwave and fridge. Ceramic tiled floor with under floor heating.





En Suite Wet Room

With a walk in shower, wall mounted wc and a conical wash basin. Ceramic tiling to the walls and floor. Chrome heated towel rail and recessed spotlights.

Walk-in Wardrobe

OUTSIDE

Garage

18'8" x 17'8" (5.7 x 5.4)

With an electrically operated up and over door. There is additional off road parking for up to four vehicles in the driveway.

Gardens

The property is carefully designed around the charming and enclosed rear garden which enjoys a high degree of privacy. Principally lawned, and with drystone walling, the garden includes a lovely stone terrace leading from the sitting room.

'Five Acre Field and Orchard'

The property is sold with a share in Five Acre Field Ltd, a small company owned by residents of Greenholme Cottages which acquired a nearby field for the exclusive use of the shareholders. The field is shown edged red on the plan reproduced within these particulars. The company also recently acquired a small orchard edged green on the plan, again for the shared use of the shareholders.

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

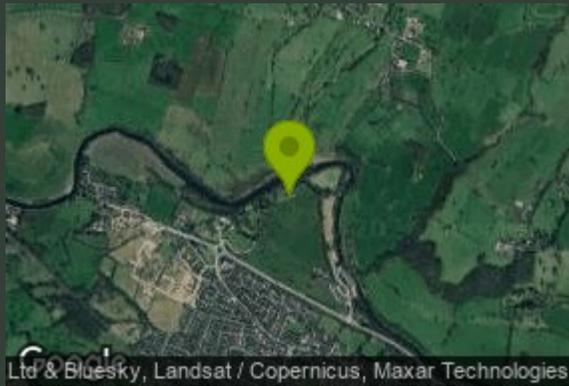
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



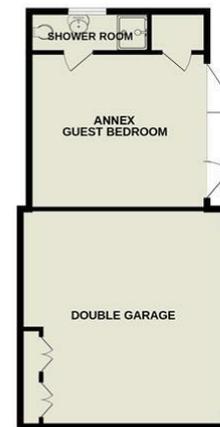
Approached via an exclusive private lane.





TOTAL FLOOR AREA: 1228 sq. ft. (114 sq.m.) approx.
INCLUDING GARAGE 1562 sq. ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(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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