



THE OLD RESERVOIR
Burley-in-Wharfedale

Carter Jonas

THE OLD RESERVOIR, MOOR LANE, BURLEY-IN- WHARFEDALE, LS29 7AW

GROUND FLOOR

Entrance Lobby · Reception hall · Spacious living room with large glass atrium · Dining room · Sitting room · Fitted breakfast kitchen · Principal bedroom with luxury en suite bath/dressing room · Second double bedroom · Study/bedroom three · Shower room

OUTSIDE

Two separate driveways one with sliding electric gate
Secure courtyard parking area · Large single garage
Second access with hardstanding for several vehicles
Private landscaped gardens with young woodland areas
Significant private paved sun terrace · Second private and enclosed patio area off the principal bedroom · Further terrace with steel hot tub · Lawned gardens and enclosed area with large garden store

THE PROPERTY

The sale of The Old Reservoir offers a unique opportunity to acquire a signature residence rarely available on the open market originally a former reservoir dating back to the early Victorian era. Only recently however, the current owners have carried out an extensive programme of sympathetic restoration to an exceptionally high and luxurious standard designed by award winning Faye Robinson Interiors, maintaining the character features of the original structure combined with the requirements of modern day ecofriendly living. The initial external appearance completely belies the simply stunning, light spacious open plan living space all arranged over just one level.

The location gives the best of both worlds being secluded and adjacent to open countryside yet within one mile of the village centre. The gardens are now quite mature and enjoy a high degree of privacy with designated areas ideal for outside entertaining.

AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A UNIQUE AND LUXURIOUSLY APPOINTED CONTEMPORARY HOME CREATED FROM A FORMER VICTORIAN RESERVOIR NOW LOVINGLY TRANSFORMED WHILST COMBINING ORIGINAL PERIOD FEATURES WITH A STUNNING, LIGHT OPEN PLAN INTERIOR SET IN PRIVATE LANDSCAPED GARDENS IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL LOCATIONS IN BURLEY IN WHARFEDALE.





THE LOCATION

Burley in Wharfedale is a pretty and much sought after village, almost equidistant from Ilkley and Otley both offering a wide variety of facilities. The village itself is a popular location surrounded by lovely open countryside and provides a good selection of everyday amenities including shops, primary school and sports club. Daily rail links are provided from the railway station in the village to Leeds and Bradford with the former allowing access to London's Kings Cross within 3 hours and with Leeds/ Bradford International airport less than half an hour's drive.

ADDITIONAL INFORMATION

Agents note: Ralph Edward provided the bespoke furniture (as they did at Grantley Hall) and Heathfield Lighting provided wall/ceiling lights and lamps.

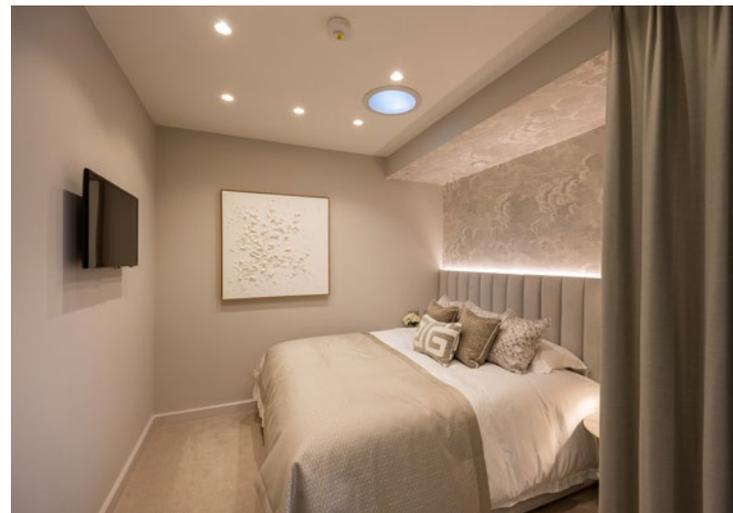
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: The property's underfloor heating is powered by an air source heat pump. Domestic hot water is via a gas fired boiler.

Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

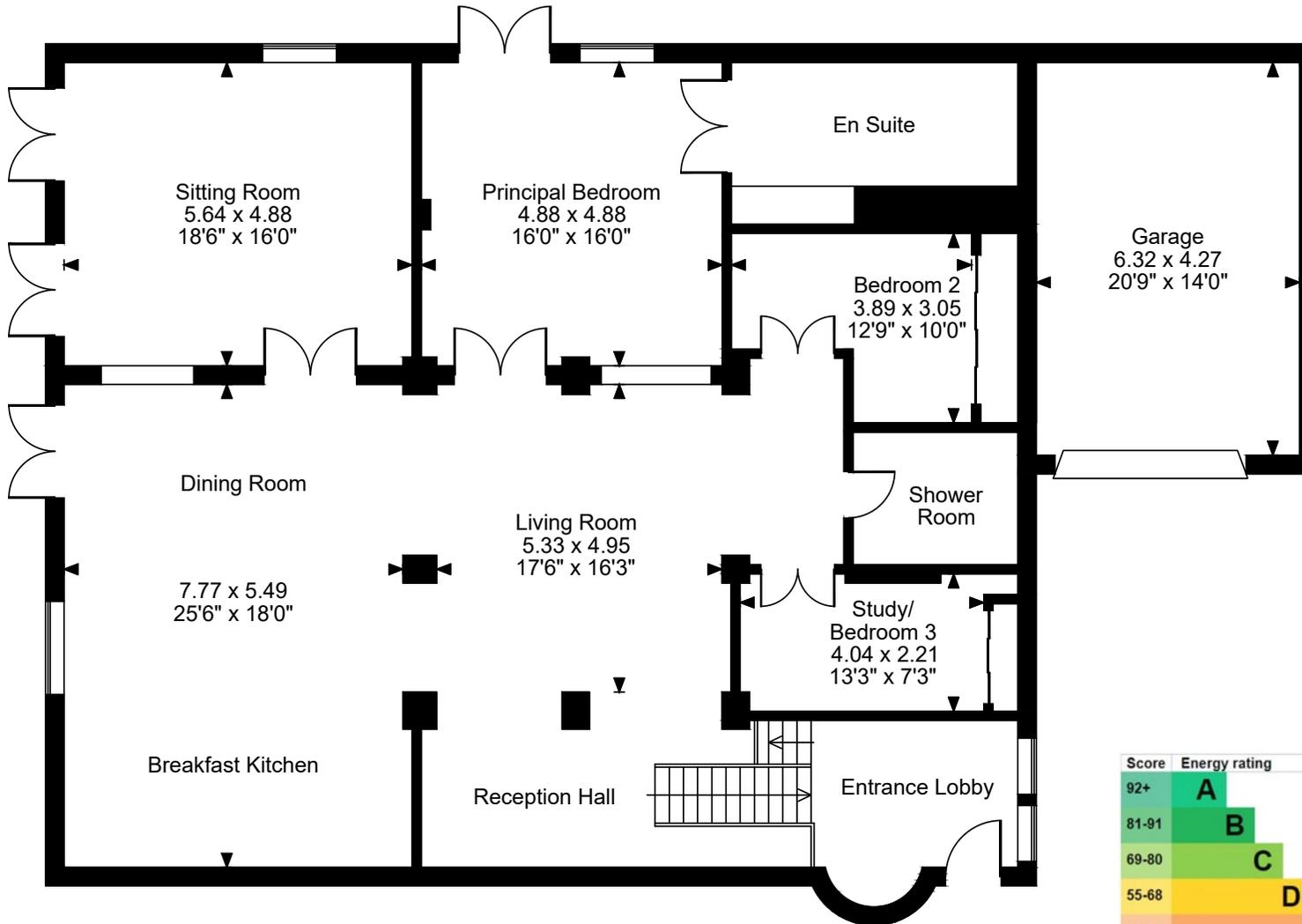
Directions - Sat Nav LS29 7AW







The Old Reservoir, Moor Lane, Burley in Wharfedale
Approximate Gross Internal Area
Main House = 2,163 sq ft / 201 sq m
Garage = 290 sq ft / 27 sq m
Total = 2,453 sq ft / 228 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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