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THE MALT
BURLEY IN WHARFEDALE

Picturesque Burley in Wharfedale is surrounded by unspoilt countryside yet has excellent commuter links to the regions business centres.



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BURLEY IN WHARFEDALE

The village of Burley in Wharfedale is set amongst some of the area's most stunning countryside and offers a highly desirable living environment, close to the local towns of Ilkley and Otley, and well positioned for the Yorkshire business traveller. A traditional community, the village retains a broad provision of every day amenities including local shops, sports clubs, a couple of primary schools and a number of pubs and restaurants. The village even has its own 'metro' railway station, positioned within comfortable walking distance of The Malt, and from where there are frequent services throughout the day into the major cities of Leeds and Bradford.

The surrounding countryside, the River Wharfe and rugged moors offer many an opportunity for stunning walks and other rural pursuits.

Nearby Ilkley is a former Victorian Spa town, whilst Otley has its roots embedded in the local agricultural community and retains a regular market. Both towns offer a choice of retail, social and recreational amenities along with sports clubs to suit a variety of interests. Both are accessible by public transport from Burley, and for those who need to travel further afield Leeds/Bradford International Airport is only some 8 miles distant.





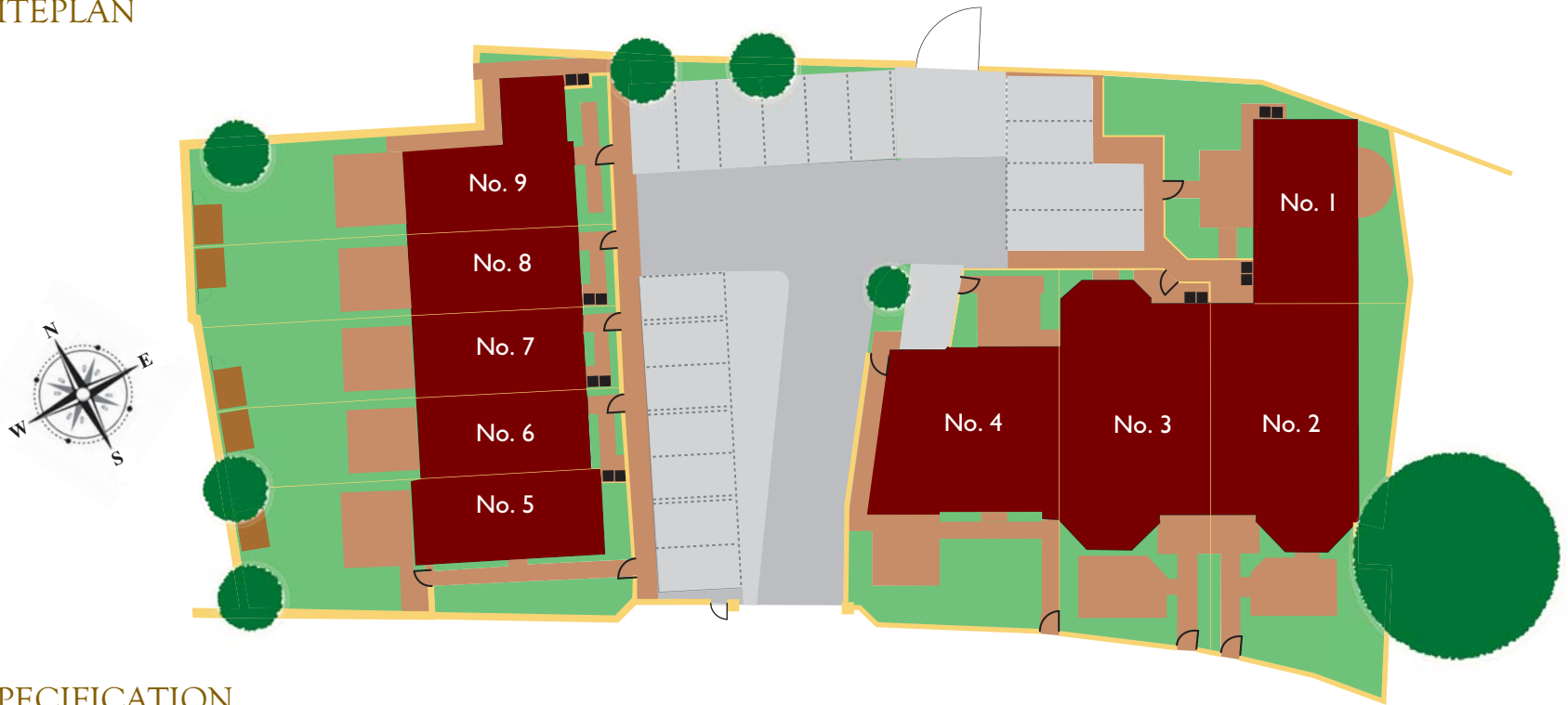
Originally an old coaching inn, The Malt Shovel was rebuilt in the 19th Century in the grand style seen today and for well over 100 years has served as a focal point for locals and visitors to this popular Wharfedale village. This magnificent building has been acquired by YorPlace & Square Feet, a well established and highly regarded development partnership which has completed a number of successful schemes in the region. The latest project is in part a sympathetic regeneration of this landmark building to create four stunning and substantial homes within a delightful part of the village, close to the old mill pond and St. Mary's Parish Church.

The accompanying floor plans show the generous scale of the converted properties, which successfully blend the fundamental character of this spectacular building with the specification and expectation of today's modern family.

Adjacent to this beautiful period property is a mews of five new build homes, each set across three floors and thoughtfully planned to provide three or four bedroom accommodation. Equally suited to the needs of a couple or family, with westerly facing gardens to the rear along with allocated parking. These brand new homes have been thoughtfully finished with natural stone beneath a blue slate roof to compliment not only the neighbouring building, but the other beautiful homes that make up this highly desirable part of Burley in Wharfedale.



SITEPLAN



SPECIFICATION

EXTERNAL DETAILS

- Natural Westmoreland Slate roof (No. 1 to No. 4)
- Natural Blue Slate Roof (No. 5 to No. 9)
- Natural Stone Walls
- Natural stone surrounds and lintels
- Natural Stone paths
- Natural Stone Patios (No. 1 to No. 4)
- Decked rear patios (No. 5 to No. 9)
- Tarmac drive. Block pavers for car parking spaces
- 2 private car parking spaces per house (No. 4 has single garage and 1 car parking space)
- Stone boundary walls with railings to the front
- Stone boundary walls with railings to gardens (No. 1 to No. 4)
- Timber dividing fences to the rear (No. 5 to No. 9)
- Turfed gardens
- Garden stores (No. 5 to No. 9)
- Black cast aluminium guttering and down pipes.
- External water taps

INTERNAL DETAILS

● WINDOWS AND DOORS

High gloss black front entrance doors with polished chrome ironmongery
All external windows are high quality spiral sash double glazed engineered softwood, prefinished in cream. Windows and doors to have polished chrome lockable ironmongery
Internal doors to be white 6 panelled with polished chrome ironmongery (No. 1 to No. 4)

Internal doors to be oak veneer with polished chrome ironmongery (No. 5 to No. 9)

● WOODWORK

Woodwork to be painted with traditionally deep skirting, architraves and door casings. Decorative corning to principle rooms in a traditional style (No. 1 to No. 4)
Skirting, architraves and door casings are solid oak with a clean chamfered profile.
Staircases to have oak balustrading, handrails and strings. Window cills to be painted (No. 5 to No. 9)

● FLOORS

Kitchens, ensuites and bathrooms are to have quality tiled floors

● KITCHENS

Each home has a unique kitchen designed by Clarity Arts with hand painted units and granite or silestone tops. Fitted Siemens appliances to include gas hob, electric oven, fridge/freezer and dishwasher. Range cookers to No. 2 and No.3.

● UTILITY ROOMS

Utility rooms also designed by Clarity Arts with hand painted units with coordinating worktops. (No. 2 to No. 4)

● BATHROOMS

Each bathroom is individually designed to utilise the available space with Duravit (or similar) white suites with features including toilets with concealed cisterns, soft close seats and semi ped basins, where applicable. Hansgrohe chrome fittings. Quality fully tiled walls to the bathrooms and showerrooms.
Electric under floor heating to bathrooms and showerrooms.

● HEATING SYSTEM

A full gas central heating system is installed with zoning to split the bedroom and living areas. The radiators are individually thermostatically controlled. All bathrooms and ensuites have chrome heated towel rails.

● ELECTRICS

The properties have a generous electrical specification including white LED recessed lighting and spotlighting throughout and a generous supply of sockets with a polished chrome finish. Table lamp points to main reception rooms and master bedrooms. Phone and TV points to all bedrooms and living areas including wiring for Sky+. TV points to be internet ready in principal rooms.

A zoned burglar alarm is installed.

A mains operated smoke alarm system is installed.

The external lighting to have a brushed chrome finish.

● PREMIER GUARANTEE

The properties have a 10 year Premier Guarantee commencing from practical completion.

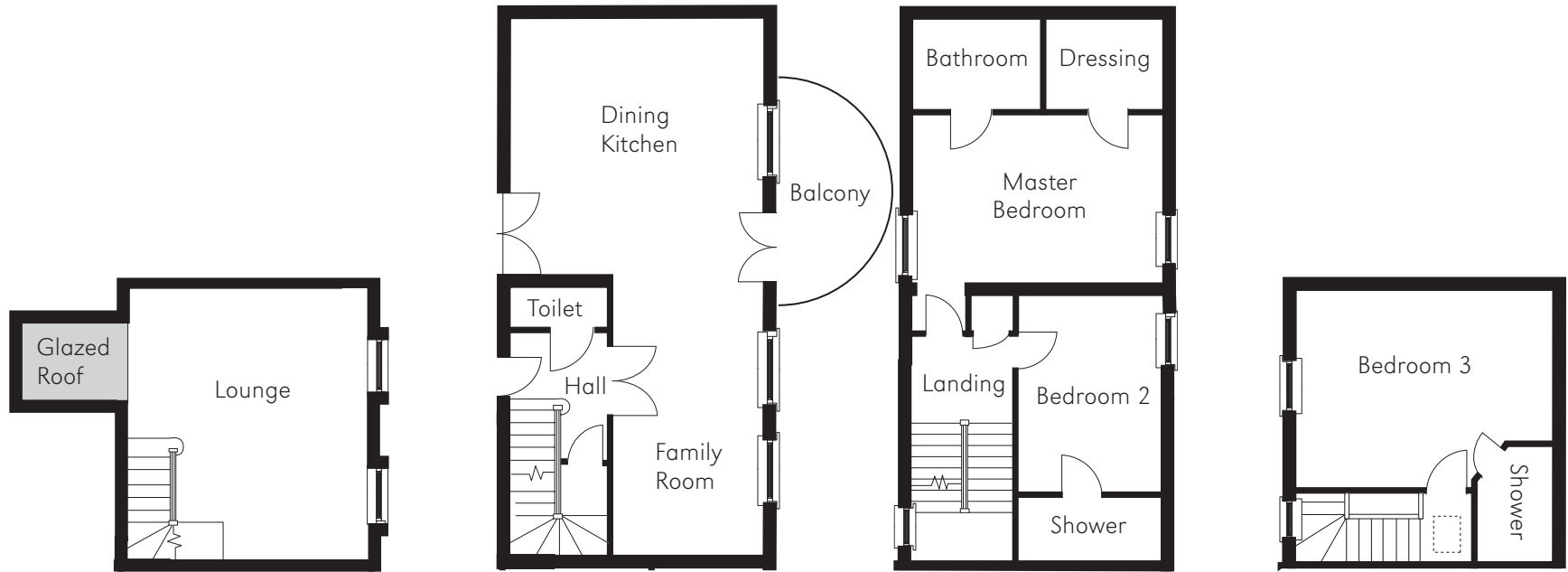
● PERSONAL CHOICES

The properties come with a high level of personal choice. Purchasers will be able to choose many aspects of the above specification, unless already ordered. A final selection date will be given at the time of reservation.

The developers reserve the right to amend the plans and specification without prior notice. Please note that the artists impression is for illustrative purposes only and the specification of the properties should be checked before committing to purchase.

No. 1 THE MALT

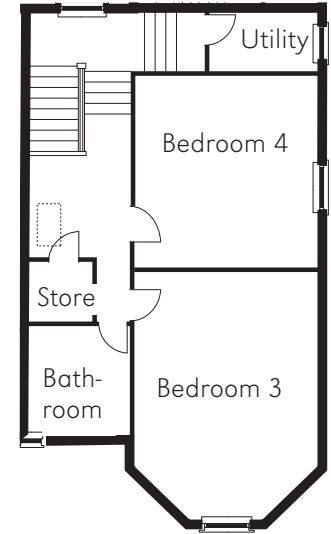
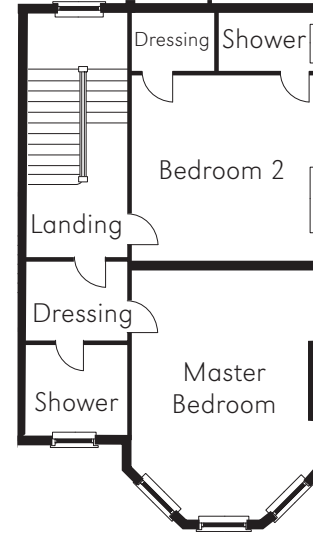
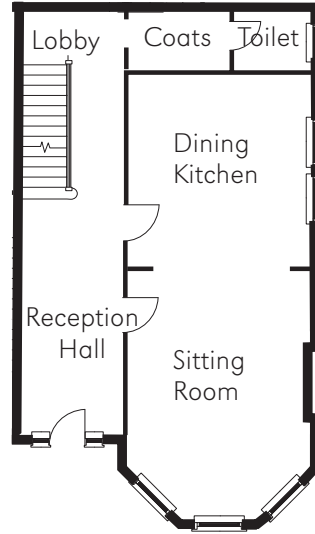
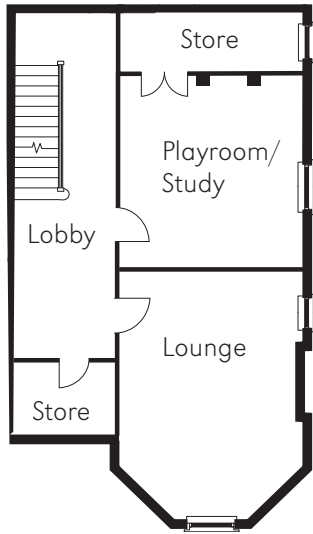
An imaginative conversion located to the rear of the development with a west facing garden to the front and large balcony to the rear overlooking the pond and church beyond. Comprising 3 bedroom suites; large dining kitchen with adjoining family room and separate feature lounge. Extending to approximately 1540ft² in all.



LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Lounge	5.2 x 4.75	17' x 15'6"	Hall	2.4 x 1.8	7'9" x 6'	Master Bedroom	4.7 x 3.0	15'6" x 9'9"	Bedroom 3	4.7 x 3.5	15'6" x 11'6"
			Dining Kitchen	4.8 x 4.7	15'9" x 15'6"	Bathroom	2.3 x 1.7	7'6" x 5'6"	Shower	2.1 x 1.4	7' x 4'6"
			Family Room	5.3 x 2.8	17'6" x 9'3"	Dressing	2.3 x 1.7	7'6" x 5'6"			
						Bedroom 2	3.9 x 2.7	12'9" x 8'9"			
						Shower	2.7 x 1.2	8'9" x 4'			

No. 2 THE MALT

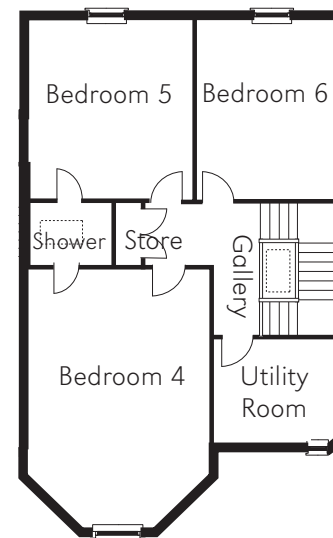
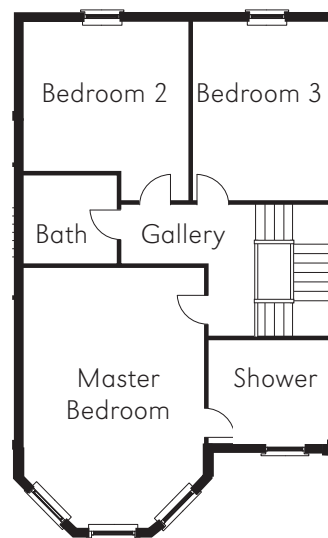
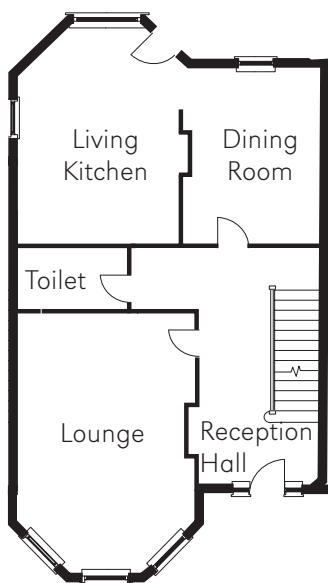
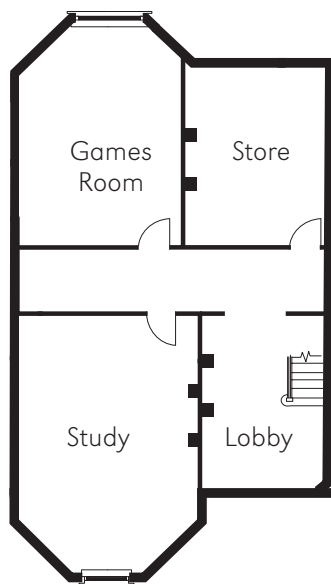
A truly spacious house with views of the church and a south facing townhouse garden. Offering amazing accommodation extending to approximately 3900ft², and comprising reception hall; dining kitchen with adjoining sitting room; lounge; playroom/study; utility; 2 bedroom suites; 2 further bedrooms and house bathroom.



LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Lobby	6.3 x 2.6	20'9" x 8'6"	Reception Hall	11.3 x 2.7	37' x 8'9"	Master Bedroom	6.4 x 4.8 max	21' x 15'9"	Bedroom 3	6.5 x 4.8 max	21'3" x 15'9"
Store	4.5 x 1.4	14'9" x 4'6"	Sitting Room	6.8 x 4.7 max	22'3" x 15'6" max	Dressing	2.7 x 2.1	8'9" x 7'	Bathroom	3.1 x 2.7	10'3" x 8'9"
Lounge	6.55 x 4.5	21'6" x 14'9"	Dining Kitchen	5.0 x 4.7	16'6" x 15'6"	Shower	2.7 x 2.3	8'9" x 7'6"	Bedroom 4	5.1 x 4.8	16'9" x 15'9"
Playroom /Study	4.8 x 4.5	15'9" x 14'9"	Coats	2.7 x 1.5	8'9" x 5'	Bedroom 2	5.0 x 4.8	16'6" x 15'9"	Utility	2.9 x 1.5	9'6" x 5'
Store	2.9 x 2.6	9'6" x 8'6"	Toilet	1.9 x 1.5	6'3" x 5'	Dressing	2.1 x 1.4	7' x 4'6"			
						Shower	2.4 x 1.4	7'9" x 4'6"			

No. 3 THE MALT

A superb house and the largest in the development extending to around 4100ft², and with views over open space to the front and rear. South facing townhouse garden. With well proportioned accommodation comprising reception hall; living kitchen with adjoining dining room; lounge; games room; study; utility; master suite; five further bedrooms; house bathroom and separate shower room.



LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Lobby	6.3 x 3.1	20'9" x 10'3"	Reception Hall	6.3 x 3.1	20'9" x 10'3"	Master Bedroom	6.7 x 4.8 max	22' x 15'9"	Bedroom 4	6.7 x 4.8 max	22' x 15'9"
Games Room	5.9 x 4.3	19'3" x 14'	Living Kitchen	5.9 x 4.3	19'3" x 14'	Shower	3.2 x 2.7	10'6" x 8'9"	Bedroom 5	4.7 x 4.3	15'6" x 14'
Study	6.8 x 4.8	22'3" x 15'9"	Lounge	6.7 x 4.7	22' x 15'6"	Bedroom 2	3.9 x 4.3	12'9" x 14'	Bedroom 6	4.7 x 3.6	15'6" x 11'9"
Store	4.6 x 3.6	15" x 11'9"	Dining Room	4.7 x 3.6	15'6" x 11'9"	Bedroom 3	4.7 x 3.6	15'6" x 11'9"	Shower	2.7 x 1.6	8'9" x 5'3"
			Toilet	2.9 x 1.4	9'6" x 4'6"	Bath	2.8 x 2.3	9'3" x 7'6"	Utility	3.0 x 2.6	9'9" x 8'6"

No. 4 THE MALT

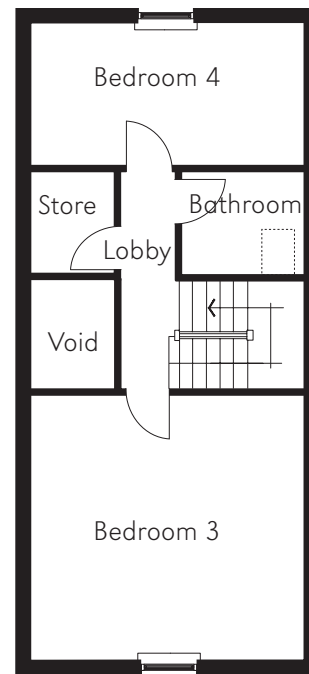
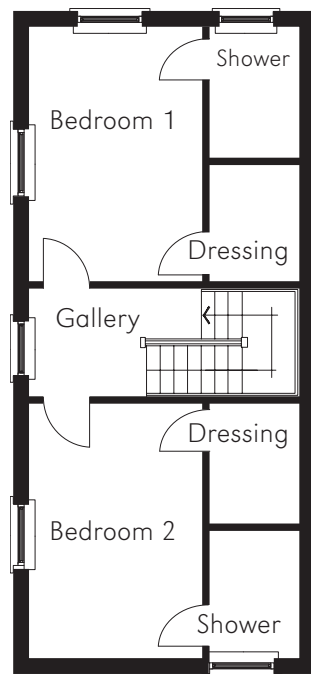
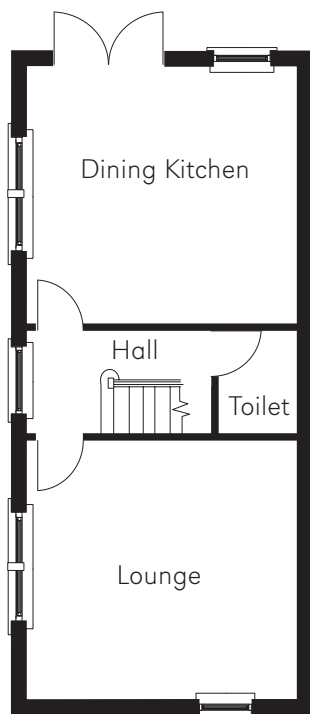
Incorporating the original coaching arches, this stunning conversion with a garden to front and rear is the only house on the development with a garage and has outstanding accommodation extending to approximately 2820ft². Comprising reception hall; breakfast kitchen with adjoining dining room; lounge; large multi-purpose room on the lower ground floor; 2 bedroom suites; 2 further bedrooms; house bathroom and spectacular games room and utility.



LOWER GROUND FLOOR			GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Lobby	3.4 x 1.8	11'3" x 6'	Hall	6.2 x 1.8	20'3" x 6'	Master Bedroom	4.9 x 3.9	16' x 12'9"	Games Room/Studio	8.2 x 6.7 max	27' X 22'
Multi-purpose Room	7.3 x 6.6	24' x 21'9"	Breakfast Kitchen	4.8 x 4.0	15'9" x 13'	Shower	3.6 x 1.8	11'9" x 6'	Utility	3.8' x 1.8	12'6" x 6'
			Dining Room	3.7 x 3.3	12'3" x 10'9"	Bedroom 2	3.2 x 4.6	10'6" x 15'			
			Lounge	4.6 x 4.3	15' x 14'	Shower	2.5 x 1.0 min	8'3" x 3'3"			
			Garage	5.2 x 3.0	17' x 9'9"	Bedroom 3	3.4 x 3.2	11'3" x 10'6"			
			Toilet	2.1 x 1.9	7' x 6'3"	Bedroom 4	3.2 x 3.1	10'6" x 10'3"			
						Bathroom	1.7 x 2.2	5'6" x 7'3"			

No. 5 THE MALT

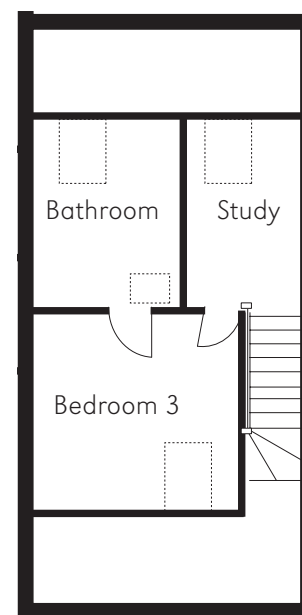
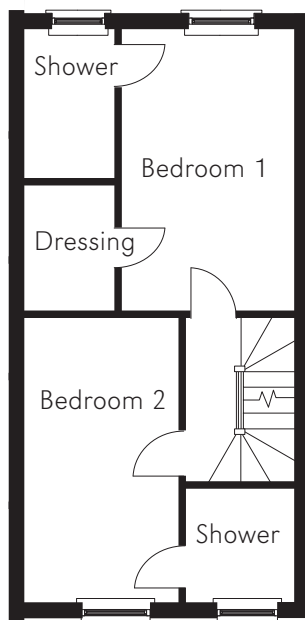
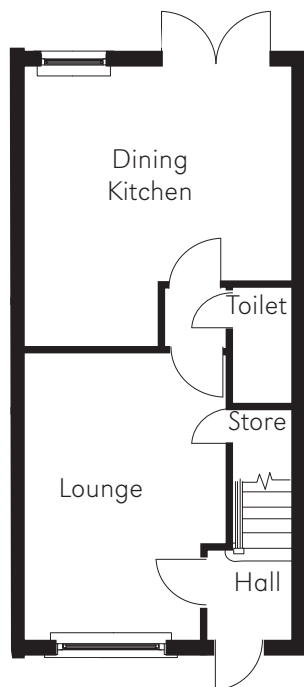
A traditional looking new build house located at the end of this attractive mews, with a westerly facing private rear garden and accommodation extending to approximately 1300ft². Comprising reception hall; dining kitchen; lounge; 2 bedroom suites; 2 further bedrooms and house bathroom.



GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Hall	3.1 x 1.8	10'3" x 6'	Bedroom 1	4.2 x 2.85	13'9" x 9'3"	Bedroom 3	4.4 x 4.2	14'6" x 13'9"
Toilet	1.8 x 1.2	6' x 4'	Shower	2.1 x 1.5	7' x 5'	Bedroom 4	4.4 x 2.4	14'6" x 7'9"
Lounge	4.4 x 4.2	14'6" x 13'9"	Dressing	1.9 x 1.5	6'3" x 5'	Bathroom	2.0 x 1.8	6'6" x 6'
Dining Kitchen	4.4 x 4.2	14'6" x 13'9"	Bedroom 2	4.2 x 2.85	13'9" x 9'3"			
			Shower	2.2 x 1.5	7'3" x 5'			
			Dressing	1.9 x 1.5	6'3" x 5'			

No. 6,7 & 8 THE MALT

Three charming houses, located in the middle of the mews, with private westerly facing rear gardens and accommodation extending to circa 1120ft², with hall; lounge; dining kitchen; 2 bedroom suites; 1 further bedroom; study area and house bathroom.



GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Hall	1.4 x 1.3	4'6" x 4'3"	Bedroom 1	4.6 x 2.85	15' x 9'3"	Bedroom 3	3.4 x 3.2	11'3" x 10'6"
WC	1.9 x 0.9	6'3" x 3'	Shower	2.4 x 1.5	7'9" x 5'	Bathroom	2.6 x 1.9	8'6" x 6'3"
Lounge	4.7 x 3.4	15'6" x 11'3"	Dressing	2.1 x 1.5	7' x 5'	Measurements taken from 1.5m height from eaves		
Dining Kitchen	4.4 x 4.6 max	14'6" x 15'	Bedroom 2	4.7 x 2.5	15'6" x 8'3"			
			Shower	1.9 x 1.8	6'3" x 6'			

No. 9 THE MALT

Located to the rear of the mews, No.9 is the largest of the new build properties offering around 1375ft². Private westerly facing garden. Accommodation offering hallway; lounge; dining kitchen; snug; master bedroom suite; 3 further bedrooms; house bathroom and separate shower room.

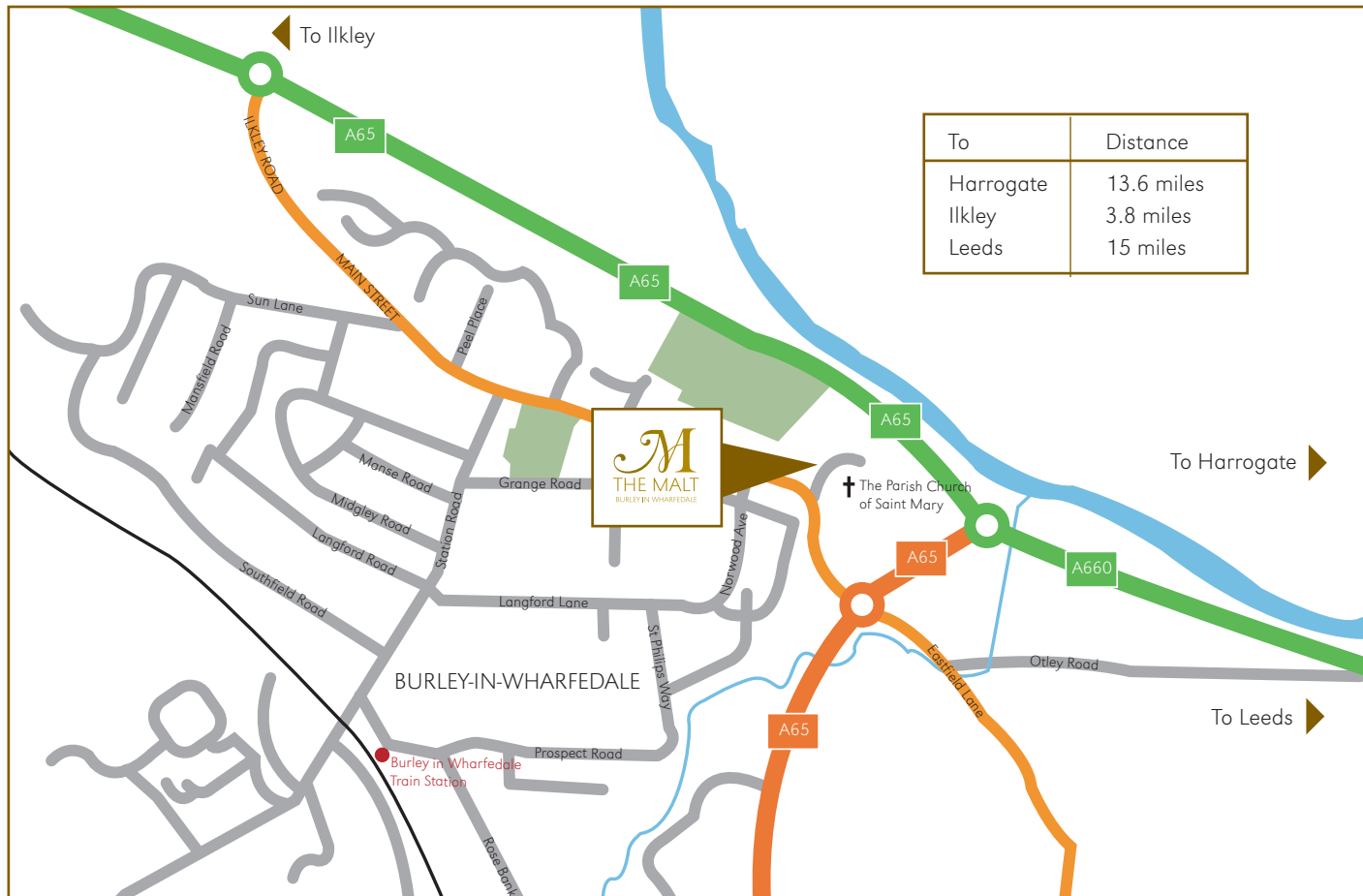


GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
	Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"		Metric	Imperial to nearest 3"
Hall	2.3 x 1.7	7'6" x 5'6"	Bedroom 1	4.6 x 2.85	15' x 9'3"	Bedroom 4	4.8 x 3.5 max	15'9" x 11'6"
Toilet	1.9 x 1.0	6'3" x 3'3"	Shower	2.4 x 1.5	7'9" x 5'	Bathroom	2.65 x 1.8	8'9" x 6'
Lounge	4.7 x 3.4	15'6" x 11'3"	Dressing	2.1 x 1.5	7' x 5'	Measurements taken from 1.5m height from eaves		
Dining Kitchen	4.4 x 4.6	14'6" x 15'	Bedroom 2	3.7 x 3.1	12'3" x 10'3"			
Snug	3.1 x 2.6	10'3" x 8'6"	Shower	2.55 x 1.2	8'3" x 4'			
			Bedroom 3	3.7 x 3.1	12'3" x 10'3"			

DIRECTIONS

If entering Burley in Wharfedale from Ilkley proceed towards the centre of the village and cross over the mini roundabout at the foot of Station Road. Continue ahead for a further 400 yards or so and The Malt will be seen to the left hand side. Alternatively, if approaching from Leeds proceed towards the village centre from the roundabout adjacent to Burley House and the development will be seen to the right, immediately after the Parish Church of St. Mary.

SAT NAV LS29 7DN



A development by

Selling Agent

 YORPLACE



SQUARE FEET

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