



The Willow  
MENSTON



# The Willow

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*“We designed the home around how we actually live. It had to be practical, but also somewhere we could enjoy every day - from the quiet mornings to big family get-togethers.”*

Built in 2018 by its current owners, The Willow is a distinctive, design-led home that balances creativity, comfort and craftsmanship in equal measure. Set back in a quiet residential spot yet within walking distance of Menston village's shops, schools and rail links, it offers over 3,000 square feet of modern, flexible accommodation, arranged thoughtfully across three floors.

This is a home that invites connection - between spaces, and with the outdoors. Its L-shaped open-plan kitchen, dining and living space opens seamlessly onto the garden, creating an easy flow ideal for everyday family life as well as entertaining. Each room has been crafted with attention to how modern families really live - blending utility and style in equal measure.



# EVERYDAY LIVING, EXCEPTIONALLY DONE...

Step through the front door into a tiled vestibule, which opens into a striking double-height hallway with a contemporary staircase and glass balustrade drawing your gaze upward. Water-fed underfloor heating, zoned individually for each room on the ground floor, runs beneath your feet - a detail that's both indulgent and energy-efficient, making every step warm and welcoming.

To the front of the house sits a bright and spacious home office with dual-aspect windows, offering a private workspace flooded with natural light - a serene environment for focused working or studying. Nearby, a contemporary shower room serves the ground floor, complete with shower, wash basin with vanity storage and WC - tiled throughout for clean, stylish functionality.







## WHERE HOME LIFE HAPPENS...

At the heart of the home lies the impressive open-plan kitchen, dining and living room. This L-shaped space has been designed for true open living: walk in from the hallway and you're greeted by a generous dining area, seamlessly flowing into the quartz-topped kitchen. The sleek cabinetry is paired with a full suite of Siemens integrated appliances - including a double oven, induction hob on the central island, dishwasher, and space for an American-style fridge freezer.



A large breakfast bar provides the perfect perch for casual morning coffees or evening conversation, while the island anchors the room as a natural gathering point. Wiring is already in place for in-ceiling speakers, allowing for the future installation of a Control4 system or similar to create an integrated home hub - bringing together music, lighting and smart devices into one seamless panel. Designed with entertaining in mind, this space is ready to switch from chilled dinner party ambience to lively house party whenever you wish.







*“When the doors are open in summer, it all feels like one big space - perfect for parties or just relaxing with the garden in view.”*

Turn the corner into the sitting area and you're met with volume and light. A vaulted ceiling with twin Velux rooflights lifts the space, while bi-fold doors along the outer corner of the L-shaped layout pull back fully - connecting inside and out in effortless style. On warmer days, this becomes a truly indoor-outdoor room where the garden and stone terrace feel like part of your living space.



*"It's a lovely room to retreat to - but when we slide the doors back, it becomes part of the heart of the home."*

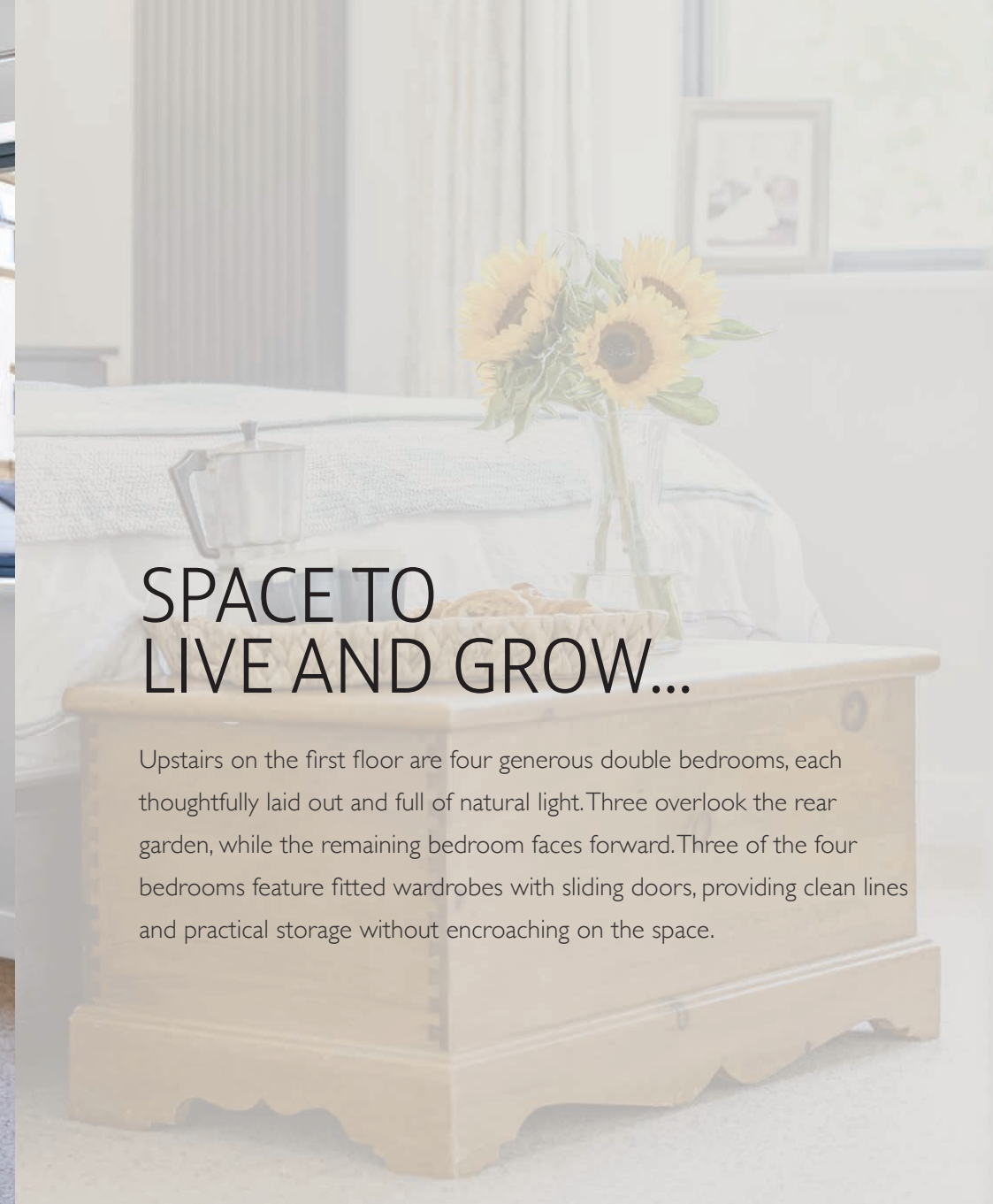
## A SPACE TO CLOSE OFF OR OPEN UP...

Just beside the kitchen, the snug is a hidden gem. Separated by floor-to-ceiling frosted glass and accessed via wide sliding double doors, it offers a calm and versatile space. Whether you're seeking a quiet corner to read, a media den for cosy evenings, or an additional entertaining space, this room delivers. Wiring has also been installed here for potential surround sound speakers, giving you the option to create an immersive media or movie room without compromising the clean, modern interior.

Dual-aspect windows fill the snug with light, while the tiled flooring with underfloor heating continues from the adjoining spaces. Slide the doors closed and you've got a private retreat. Open them wide and the snug blends into the heart of the home, expanding your space for hosting in style.







## SPACE TO LIVE AND GROW...

Upstairs on the first floor are four generous double bedrooms, each thoughtfully laid out and full of natural light. Three overlook the rear garden, while the remaining bedroom faces forward. Three of the four bedrooms feature fitted wardrobes with sliding doors, providing clean lines and practical storage without encroaching on the space.



A beautifully appointed family bathroom serves this floor, complete with a deep bathtub, walk-in shower, elegant wall-hung vanity basin and WC - tiled from floor to ceiling for a sleek and modern finish. One of the bedrooms also enjoys its own en suite shower room, giving flexibility for guests, teenagers or extended family.







## A PRINCIPAL SUITE WITH ITS OWN FLOOR...

Occupying the top floor, the principal suite is a private and peaceful retreat. The bedroom itself is large and restful, with a wide rear-facing window framing the treetops. A bespoke window seat adds charm and useful storage.

There's a dedicated dressing room with hanging space and shelving, and a stylish en suite shower room featuring a shower, vanity basin and WC - all softly lit by spotlights for a hotel-like experience at home.



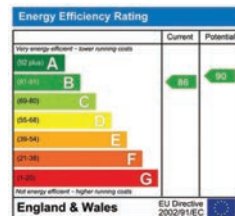
# GARDENS MADE FOR SHARING...

The home is set on a generous plot, with a beautifully tended south-facing rear garden enclosed by a dry-stone wall. A large lawned area captures the sun throughout the day and offers plenty of space for children to play, making this a family-friendly garden that's as practical as it is peaceful. The generous terrace, accessed directly from the living space, is perfect for outdoor entertaining - whether for relaxed barbecues or evening drinks beneath the stars. A mature willow tree provides character and natural shade, anchoring the garden with elegance and a sense of place.

At the front, a tarmac driveway leads to an integrated double garage with electric roller doors. There's room to park up to three cars comfortably, adding practicality to the home's long list of features.



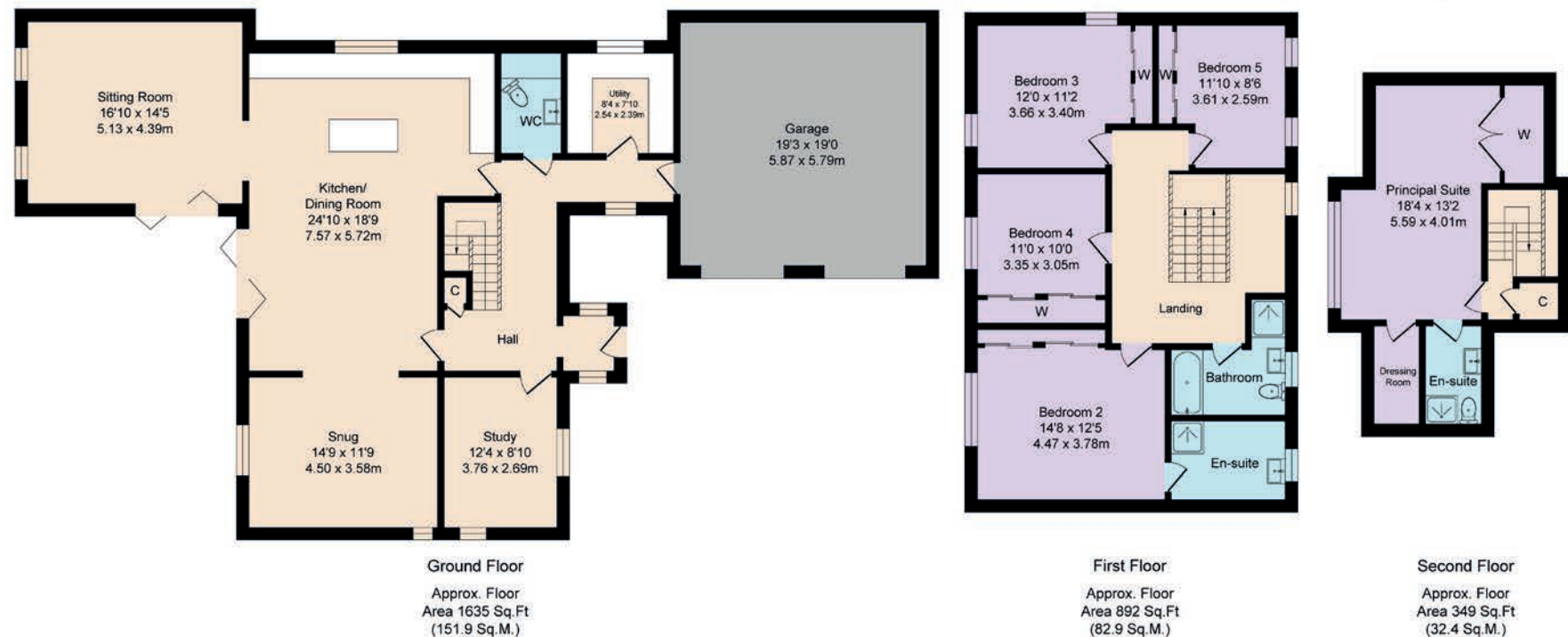




### FINER DETAILS

- Spacious modern detached family home
- 5 bedrooms
- 3 bathrooms (2 ensuite) plus downstairs WC
- Open-plan kitchen living dining room
- South-facing rear garden
- Driveway & integral double garage
- Short walk to Menston rail station
- Close to Ilkley
- Within catchment of sought-after schools
- No onward chain

Total Approx. Floor Area 2414 Sq.ft. (224.3 Sq.M.)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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### ASK THE OWNERS SECTION

## WHERE DO YOU GO WHEN YOU NEED...



**MILK:**  
Sainsbury's Local  
(2 mins walk)



**CHEMIST:**  
Menston Pharmacy at  
Main Street (8 mins walk)



**WALK:**  
Our favourite walks are at Ilkley  
Moor & Otley Chevin



**GYM:**  
Nuffield Health,  
Guiseley (1 mile)



**PLACES TO EAT:**  
We love to dine at The Queens Head,  
Burley in Wharfedale



**PUB:**  
The Malt Shovel, Menston (15 mins  
walk); The Menstone Sports & Social  
Club (3 mins walk)



**TAKEAWAY:**  
Taj Spice & Menston Spice both in  
Menston (Indian); The Wetherby Whaler  
(Fish & Chips); plus lots more that deliver



**POI:**  
Ilkley & Otley town centres for amenities;  
Ilkley Moor, Otley Chevin & Bolton Abbey  
for the outdoors



**LOCAL SCHOOLS:**  
Primary - Menston Primary; Secondary - St Mary's Menston;  
Prince Henry's Grammar School, Otley; Ilkley Grammar School



**PUBLIC TRANSPORT:**  
Menston Railway Station (4 mins walk) with  
trains to Leeds, Bradford & Ilkley. Regular bus  
services from Bradford Road (1 min walk)





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*presented by*



WHAT3WORDS: blushed.views.shallower

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