



Hillfoot, Ben Rhydding Drive, Ilkley, LS29 8AY
Guide Price £1,400,000

Dale
Eddison



AN IMPRESSIVE STONE BUILT VICTORIAN DETACHED HOME OFFERING EXCEPTIONAL SIX DOUBLE BEDROOMED FAMILY ACCOMMODATION AND STANDING WITHIN PRIVATE GROUNDS OF ABOUT 0.5 OF AN ACRE

Set within beautifully maintained private grounds of about 0.5 of an acre, Hillfoot comprises a unique detached family home in a very private yet particularly convenient setting within walking distance of local amenities and Ben Rhydding train station. Retaining many original features, the property is arranged around a magnificent central hallway and incorporates a superb drawing room, two further formal reception rooms, dining kitchen, utility room and cloakroom on the ground floor, with useful cellars to the lower ground floor. At first floor level there are four double bedrooms, house bathroom and a separate w.c. whilst the second floor includes a guest suite with en suite shower room, further bedroom and an additional study with large eaves storage. Externally, there is a double garage and off-road parking.

The accommodation has GAS FIRED CENTRAL HEATING and SECURITY SYSTEM with approximate room sizes, comprises:-

GROUND FLOOR

ENTRANCE PORCH 4' 11" x 4' 6" (1.5m x 1.37m) Accessed via a beautiful original solid oak door with tiling to the floor, picture rail and ceiling cornice. A panelled part glazed door opens into:

RECEPTION HALL 15' 11" x 11' 9" Max (4.85m x 3.58m) A welcoming grand reception hall features an impressive galleried staircase leading to the upper floors. Storage cupboard and ceiling cornice.

DRAWING ROOM 18' 1" x 15' 6" Max (5.51m x 4.72m) A grand, light and airy room featuring a large bay window to the side with a heated window seat below and a further window to the south elevation overlooking the front private garden. In the centre of the room is a beautiful marble fireplace housing a Baxi open fire with a wooden surround. Decorative Victorian ceiling coving, ceiling cornice and Victorian skirting boards.



LOUNGE 17' 2" x 16' 8" Max (5.23m x 5.08m) Another spacious reception room with a bay window to the side having views over the well-maintained private grounds and a further window to the rear. A feature cast iron fireplace housing living gas flame fire, tiled hearth, decorative mantel and surround. Ceiling cornice and wooden ceiling beams.

DINING ROOM 14' 5" x 14' 4" Plus Recessed Shelving (4.39m x 4.37m) An impressive entertaining space featuring a cast iron fireplace with living gas flame fire, original solid wood surround and tiled hearth. Large bay window to the front and a window to the side with a view of the gardens. Recessed shelving. Picture rail and ceiling cornice.

INNER HALL 4' 2" x 3' 4" (1.27m x 1.02m)

DINING KITCHEN 19' 4" x 11' 11" (5.89m x 3.63m) Having a dual aspect and comprising a range of base and wall units with coordinating work surfaces and inset sink. Appliances include a double oven with four ring gas hob and hood over, integrated Bosch dishwasher and an integrated under-counter Siemens fridge. Ample space for a dining table and features a recessed arch with integrated units. An internal door leads down to the cellar. A part glazed rear door opens into:

REAR PORCH 3' 7" x 3' 6" (1.09m x 1.07m) With windows to two sides and a glazed rear door leading to external stone steps down to the rear garden.

UTILITY ROOM 8' 9" max x 7' 0" (2.67m x 2.13m) Well equipped with a range of base and wall units with coordinating work surfaces and a ceramic sink. Plumbing for a washing machine, space for a tumble dryer and space for a free-standing fridge freezer. Window to the rear.

CLOAKROOM 6' 3" x 4' 5" (1.91m x 1.35m) With a low suite w.c. and corner hand wash basin. Part panelling to the walls and a feature oval window to the front elevation.

CELLARS Accessed internally from the dining kitchen. Stairs lead down to the cellars with further external access from the rear garden. There is potential to create further accommodation, subject to planning permission.

CELLAR 17' 4" x 17' 1" max (5.28m x 5.21m) Housing the Buderus gas fired central heating boiler and electrics. Window to the rear. An external door leads out to the rear garden and gardener's w.c.

COAL CELLAR 8' 11" x 7' 0" (2.72m x 2.13m)

CELLAR 3' 11" x 3' 4" (1.19m x 1.02m)

CELLAR 13' 6" x 12' 1" (4.11m x 3.68m) With a window to the rear.

WINE CELLAR 12' 1" x 5' 2" (3.68m x 1.57m)

FIRST FLOOR

HALF LANDING 9' 4" x 3' 3" (2.84m x 0.99m) Incorporating a large airing cupboard.

HOUSE BATHROOM 11' 11" x 9' 6" (3.63m x 2.9m) Comprising a large walk-in power shower, corner jacuzzi style bath with hand shower, low suite w.c, pedestal hand wash basin and chrome heated towel rail. Window to the side. Ceiling cornice. Tiling to the floor and part tiling to the walls. Underfloor heating.

SEPARATE WC 9' 6" x 3' 6" (2.9m x 1.07m) With a decorative hand wash basin. Stained glass sash window to the rear.

LANDING A galleried landing with stairs to the second floor.

BEDROOM ONE 17' 4" Into Bay x 17' 3" (5.28m x 5.26m) A spacious bedroom featuring a large bay window to the side and further window to the rear with a lovely outlook over the gardens. A pair of fitted wardrobes. Ceiling cornice.

EN SUITE BATHROOM 7' 6" x 6' 11" (2.29m x 2.11m) A white suite comprising a sunken bath, pedestal hand wash basin, low suite w.c. and chrome heated towel rail. Shaver point. Tiling to the walls. Ceiling cornice and stained glass sash window to the rear.

BEDROOM TWO 16' 1" Max x 14' 7" (4.9m x 4.44m) Having a dual aspect with a hand wash basin and recessed wardrobes. Ceiling cornice.

BEDROOM THREE 14' 6" Max x 12' 2" (4.42m x 3.71m) With a fitted wardrobe and windows to two sides overlooking the gardens.

BEDROOM FOUR 13' 5" x 11' 9" (4.09m x 3.58m) With range of fitted wardrobes, hand wash basin and ceiling cornice. Windows to the front elevation and a feature square window above.

SECOND FLOOR

LANDING With a Victorian skylight window and a useful large boarded storage cupboard.







GUEST SUITE Comprising:-

GUEST BEDROOM 14' 0" x 11' 0" Max (4.27m x 3.35m)

A double bedroom featuring a decorative cast iron fireplace and a window to the side elevation with far reaching views across the valley towards Middleton.

DRESSING ROOM 9' 7" x 7' 2" Plus Eaves (2.92m x 2.18m)

Featuring a decorative cast iron fireplace. Space for storage.

EN SUITE SHOWER ROOM 7' 4" Plus Eaves x 4' 9" (2.24m x 1.45m)

A tiled shower cubicle with Mira electric shower, pedestal hand wash basin and low suite w.c. Window to the side elevation.

BEDROOM SIX / GAMES ROOM 20' 06" x 15' 3" (6.25m x 4.65m)

Currently used as a games room, another spacious room with a window to the side elevation and feature arch.

STUDY 11' 8" x 5' 2" (3.56m x 1.57m) A useful study room with a Velux roof light window. Door opens into a large boarded eaves storage area with a window to the front elevation.

OUTSIDE

DOUBLE GARAGE 21' 6" x 15' 11" (6.55m x 4.85m) A stone built double garage in-keeping with Hillfoot and with an electric roller door, light, power and water. Approached via two stone gateposts, a tarmac driveway leads to the double garage and extensive off-road parking area. The driveway extends around the rear of the property providing access to the external w.c. and external door leading into the cellar.

GARDENS Hillfoot stands within beautifully maintained private grounds of about 0.5 of an acre which are well screened with mature trees and shrubs. The gardens are bordered extensively with mature hedging and incorporate sweeping lawns, mature trees, carefully tended flower borders and a stream. Stone steps lead up to a flagged patio area, enjoying a high degree of privacy.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

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.

TENURE We understand the property is Freehold.

LOCATION From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout continue straight ahead into Springs Lane. Continue for about a mile into Ben Rhydding and just beyond the parade of shops on the right hand side turn into Wheatley Lane and then immediately left into Ben Rhydding Drive, passing through a pair of impressive stone gate posts. Continue up Ben Rhydding Drive and Hillfoot is located at the second lamp-post on the left hand side.

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. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

FINANCIAL SERVICES Financial Services Linley and Simpson Sales Limited and Dale Eddison Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. We receive a maximum of £30 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Hillfoot, 25 Ben Rhydding Drive
Approximate gross internal floor area
 3,422 sq ft / 317.9 sq m

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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