



**Ben Rhydding Drive, Ilkley**  
Asking Price Of £1,250,000

**Dale  
Eddison**



# Dunluce

## 1 Ben Rhydding Drive Ilkley LS29 8AY

**A HANDSOME STONE BUILT EDWARDIAN DETACHED HOME OFFERING EXCEPTIONAL SIX BEDROOMED FAMILY ACCOMMODATION AND STANDING WITHIN PRIVATE LEVEL GROUNDS OF ABOUT 0.4 OF AN ACRE**

Set within landscaped private grounds of about 0.4 of an acre, Dunluce comprises a unique detached family home in a very private yet particularly convenient setting. Retaining many original features, the property is arranged around a magnificent central hallway and incorporates a superb drawing room, two further formal reception rooms, a study and dining kitchen on the ground floor whilst at first floor level there are six bedrooms, a dressing room, bathroom and shower room.



Dunluce stands within charming level private gardens which include extensive lawns, mature hedges and trees, an ornamental pond and carefully tended flower borders. The centrepiece of the rear garden is a timber roundhouse built in the style of a traditional African rondavel. Adjoining the double garage is a useful workshop area and a long drive provides extensive off road parking.

Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a post office, church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. There are good sporting and recreational facilities. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. A regular train service runs from the town to both cities.

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

## GROUND FLOOR

**ENTRANCE PORCH** With a quarry tiled floor and stone seats to either side.

**MAGNIFICENT CENTRAL RECEPTION HALL** 21' 4" x 14' 0" (6.5m x 4.27m) With the original panelled entrance door. An elegant oak staircase leads to the first floor and the hall is overlooked by a galleried landing. Stone fireplace with log burning stove. Four wall light points.

**CLOAKROOM** 9' 2" x 7' 8" (2.79m x 2.34m) With a low suite wc and pedestal wash basin. Fitted floor to ceiling cupboards.

**DRAWING ROOM** 24' 5" x 17' 7" (7.44m x 5.36m) With a limestone fireplace having an open grate. Superb plaster panelled ceiling and moulded ceiling cornice. Large south facing bay window with recessed spotlights. Windows to two sides and a glazed door leading onto the garden. Five wall light points.

**DINING ROOM** 18' 0" x 15' 0" (5.49m x 4.57m) With a carved stone fireplace having a wooden surround and a stone hearth and housing a fitted gas fire. Parquet floor. Picture rail. Door to the side garden.

**SITTING ROOM** 17' 0" x 13' 5" (5.18m x 4.09m) With a stone fireplace having an open grate. Ceiling cornice and picture rail. Windows to two sides.

**STUDY** 12' 6" x 7' 7" (3.81m x 2.31m) With an extensive range of fitted furniture incorporating twin work stations and fitted cupboards. Large recess with fitted book shelves.

**DINING KITCHEN** 16' 0" x 15' 6" (4.88m x 4.72m) With a stainless steel sink unit and mixer tap and an extensive range of fitted base and wall units incorporating cupboards, drawers and corian work surfaces. Gas fired Aga. Large fitted fridge and dishwasher. Beamed ceiling and recessed spotlights.

**ADJOINING LAUNDRY** 11' 0" x 9' 0" (3.35m x 2.74m) With an extensive range of fitted cupboards. Space for an automatic washing machine and a door to the side of the property.

**WALK IN PANTRY** With stone slab shelving and also housing the wall mounted gas fired central heating boiler.

## LOWER GROUND FLOOR

**WINE CELLAR** 12' 5" x 7' 8" (3.78m x 2.34m)

## FIRST FLOOR

**MAGNIFICENT GALLERIED LANDING** With a stained glass lightwell.

**BEDROOM** 17' 0" x 14' 0" (5.18m x 4.27m) With windows to two sides. Fitted wardrobe with a moulded ceiling cornice. Door to:-

**ADJOINING DRESSING ROOM** 12' 7" x 7' 9" (3.84m x 2.36m) With a separate door leading onto the landing. Fitted wardrobe. This room would appear to have obvious potential to create an En Suite Bathroom.

**BEDROOM** 14' 0" x 13' 0" (4.27m x 3.96m) With fitted wardrobes and a moulded ceiling cornice.







**BEDROOM** 18' 0" x 15' 0" (5.49m x 4.57m) With a cast iron fireplace having a tiled interior and windows to two sides. Fitted wardrobe and cupboard over. Pedestal wash basin and wall mirror. Moulded ceiling cornice.

**BEDROOM** 15' 6" x 14' 9" (4.72m x 4.5m) With a full width range of fitted wardrobes. Dressing table. Two wall light points.

**INNER LANDING** Leading to:-

**BEDROOM** 12' 5" x 8' 0" Maximum (3.78m x 2.44m) With recessed cupboards.

**BEDROOM** 16' 0" x 10' 0" (4.88m x 3.05m) With a corner wash basin.

**BATHROOM** With a panelled bath, low suite wc, pedestal wash basin and a shower cubicle. Recessed spotlights. Ceramic tiling to the floor and walls. The floor incorporates under floor heating.

**SEPARATE LOW SUITE WC** With wash basin and floor to ceiling cupboard.

**SHOWER ROOM** With a tiled shower cubicle, low suite wc and a wash basin with a cupboard beneath. Heated towel rail and recessed spotlights. Ceramic tiling to the floor and walls. Fitted wall mirror.

**OUTSIDE**

**GARAGE** 18' 0" x 16' 5" (5.49m x 5m) With an electrically operated up and over door.

**ADJOINING WORKSHOP AREA** 8' 10" x 7' 6" (2.69m x 2.29m)

**GARDENS** Dunluce stands within lovely private gardens of about 0.4 of an acre. Approached by a tarmac driveway beyond wrought iron gates, there is extensive off road parking. The gardens are bordered extensively with mature hedging and incorporates sweeping lawns, mature trees, carefully

tended flower borders and an ornamental pond. The centre piece of the rear garden is a timber garden roundhouse built in the style of an African rondavel.

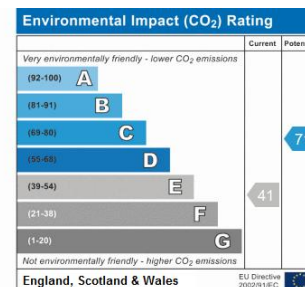
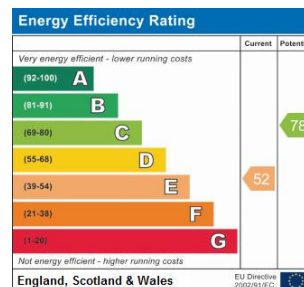
**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

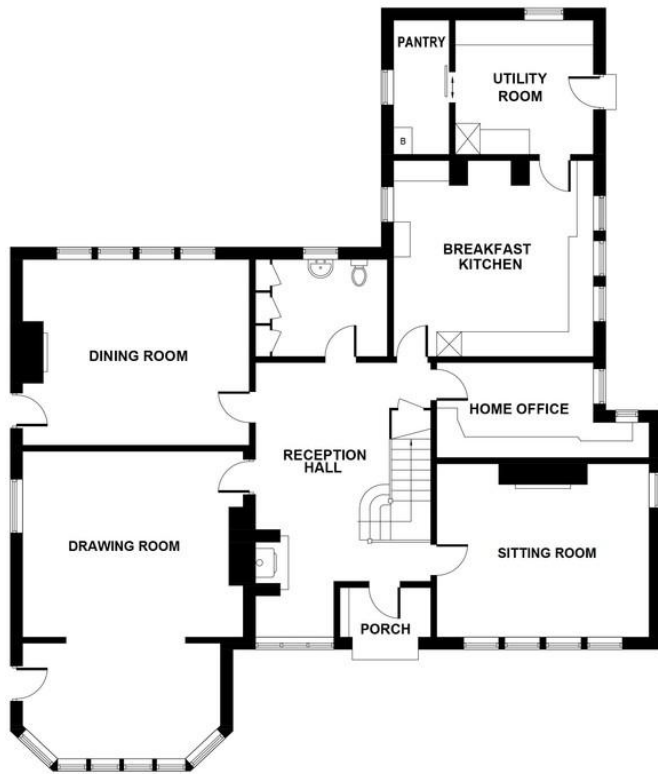
**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore 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.

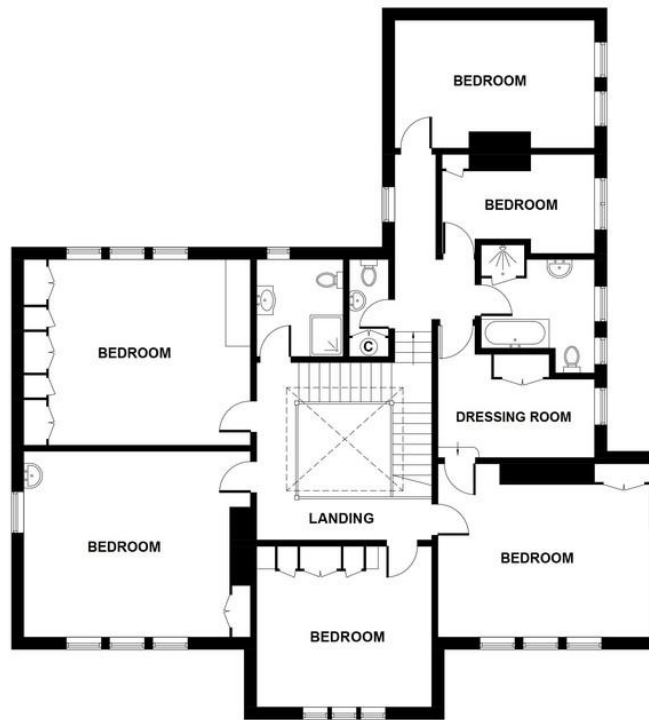
**LOCATION** From Dale Eddison's Ilkley office proceed in an eastwards direction into Station Road and at the mini roundabout continue straight ahead into Springs Lane. Continue for about a mile into Bolling Road. In Ben Rhydding village centre, turn right just beyond the parade of shops into Wheatley Lane and then immediately left into Ben Rhydding Drive passing through two stone gate posts. Dunluce is the first property on the left hand side.

**MONEY LAUNDERING REGULATIONS** 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.





GROUND FLOOR



FIRST FLOOR

## DUNLUCE, 1 BEN RHYDDING DRIVE, ILKLEY, LS29 8AY

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. (ID 525508)



**Dale  
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**ILKLEY OFFICE**

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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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