Goodwood, Middleton, Ilkley
Asking Price Of £1,250,000
A TRULY ICONIC ILKLEY PROPERTY AFFORDING STUNNING FOUR BEDROOMED ACCOMMODATION WITH BREATHTAKING VALLEY VIEWS

A rare opportunity to purchase this much admired and highly regarded family home quietly situated within the exclusive Middleton district of Ilkley. The property has undergone an extensive scheme of works by the current owners to create a stunning family home designed to make the most of the truly breathtaking views over the golf course and Moors beyond and briefly comprises, central reception hall, superb 37 foot reception room with real Wow factor, large living kitchen, stunning family room, utility, master bedroom with en suite, three further double bedrooms, shower room and house bathroom. Triple garage & enclosed private gardens. In all, a really special property and in a fabulous location with jaw dropping views, what more could you ask for!

The Holly House
14 Goodwood
Middleton, Ilkley
LS29 0BY

Middleton has long been regarded as one of the town's premier residential districts, occupying a peaceful setting on the southern facing bank of the River Wharfe less than a mile from the town centre. Its heritage stems back from the release of building land by the Myddleton family around the end of the 19th century whereupon high quality and individual houses were built. Middleton plays host to the town's golf, rugby and cricket clubs along with the swimming pool and lido. Ilkley is within a pleasant walk and offers excellent amenities including high class shopping and restaurants, boutique cinema, supermarkets and some of the best schools in the country. From Ilkley town centre there is a frequent Metro service into the cities of Bradford and Leeds making it an ideal base for the commuter with connections from Leeds to London Kings Cross.
The development of Goodwood was built in the 1960’s and is very much seen as an iconic and much admired local landmark. The Holly House is just one of only two detached houses on the site, (the others being townhouses), occupying an enviable position with stunning valley views. The property with GAS FIRED CENTRAL HEATING & DOUBLE GLAZING and with approximate room sizes comprises:

TO THE GROUND FLOOR

ENTRANCE PORCH Ceramic tiled floor. Cloaks area. Double doors lead through to:

STUNNING RECEPTION HALL 16’ 9” x 9’ 11” (5.11m x 3.02m) A stunning and most welcoming central reception hall with fitted display shelves and feature upright radiator. Turned staircase leads down to the lower floor with skylight above flooding the space with light. The hall is open plan to the living room, designed so that you see the incredible views from the moment you walk into the house.

CLOAKROOM Vanity wash hand basin with fitted storage, low flush WC.

SUPERB SITTING/LIVING/DINING ROOM 37’ 8” x 13’ 10” (11.48m x 4.22m) Wow! What a truly amazing space! The current owners have knocked through two rooms to create this large living space, again designed to make the most of the southerly aspect. You cannot fail to be blown away by the breathtaking views looking out over the golf course and the moors beyond with three sets of full height windows, two having patio sliding doors leading out onto the sun terrace, perfect for alfresco dining or that early evening G&T! The room features a Contura Scandinavian wood burning stove creating a lovely focal point to the room (if you can stop looking at the view!). There is a chimney breast which has an open raised hearth which can be seen from the sitting room and the kitchen. Open aperture leads through to the living room.

DINING KITCHEN 20’ 10” x 15’ 7” (6.35m x 4.75m) A spacious double aspect room comprising, an extensive range of hand painted base and eye level storage units with Corian work surfaces, tiled splash backs and inset sink unit with mixer tap. Neff double oven & grill. Ceramic hob and dishwasher. Feature AGA to one wall and dresser to the other. Ample space for dining table. Open aperture through to;

SIDE ENTRANCE VESTIBULE Tiled floor. Useful internal door to the garage.

PANTRY 8’ 10” x 4’ 9” (2.69m x 1.45m) Base and eye level storage units. Space for fridge/freezer. Tiled floor.

INNER HALL 9’ 4” x 7’ 0” (2.84m x 2.13m) Feature upright radiator. Two skylight windows.

MASTER BEDROOM 18’ 4” x 11’ 1” (5.59m x 3.38m) Beautifully designed with an extensive range of bespoke hand painted wardrobes, dressing table and bedside tables. Sliding doors lead out onto the south facing terrace enjoying stunning views over Ilkley.

EN SUITE BATHROOM Suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with feature tap and low flush WC. Heated towel rail. Frosted window to one side.

BEDROOM (2) 12’ 10” x 11’ 9” (3.91m x 3.58m) Window to the front elevation with feature plantation shutters. Ceiling cornice.

BATHROOM Suite comprising vanity wash hand basin, panelled bath with shower over and low flush WC. Frosted window to the front elevation.

TO THE LOWER GROUND FLOOR

The current owners have meticulously converted what was once the swimming pool and ancillary rooms into additional living space and bedrooms. This floor could easily be used as a self contained granny/teenage annex or home offices, gym or yoga studio if required and with underfloor heating comprises;

FAMILY ROOM 28’ 0” into recess x 25’ 7” (8.53m x 7.8m) A really versatile space with feature exposed brick wall and gloss resin floor with underfloor heating. Two sets of patio sliding doors lead out onto the lower sun terrace.

BEDROOM (3) 16’ 7” x 13’ 2” (5.05m x 4.01m) Feature exposed brick wall. Patio sliding doors leading out onto the lower sun terrace.

BEDROOM (4) 15’ 11” x 13’ 0” (4.85m x 3.96m) Picture window to the side elevation. Fitted wardrobes with louvred doors. Patio sliding doors lead out onto the lower sun terrace.

UTILITY ROOM  15' 8" x 10' 3" (4.78m x 3.12m) Fitted work top with tiled splash backs and Armitage shanks ceramic sink. Cupboards with louvred doors housing hot water cylinder and wall mounted Vaillant boiler. Door leading out to the rear patio and gardens.

STORE ROOM  15' 7" x 9' 4" (4.75m x 2.84m) Fitted metal shelving. Access to the under drawing.

OUTSIDE
To the front, attractive flagged courtyard style garden and driveway provides access to;

Garage 25' 5" x 16' 8" max (7.75m x 5.08m) Electric up and over door. Recessed storage area and storage cupboard. Staircase leads down to useful garden store room with door leading out to the rear gardens.

TO THE REAR The property enjoys enclosed principally lawned gardens with a flagged seating area. Mature copper beech hedging creates a high degree of privacy with feature holly trees creating all year colour and interest, hence the property's name. A gate to the rear gives pedestrian access to Nesfield Road.

VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office 01943 817642.
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We request that all viewers wear gloves and a face covering. If this is not possible please advise our staff prior to the viewing appointment.

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 are advised the property is Freehold.

SERVICE CHARGE  Owler Park Road maintenance fund is currently £85 per annum. The snow fund is currently £56 per annum.

LOCATION From our offices on The Grove proceed down Brook Street to the traffic lights. Carry straight on over the river turning left into Denton Road which then runs into Nesfield Road. Take the first turning on the left into Owler Park Road. Goodwood is then located approximately 200 yards along on the left hand side. The Holly House is located straight in front of you at the lower end of Goodwood.

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.

REFERRAL FEES  Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.
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 illustrative purposes only and do not form part of a contract.

ILKLEY OFFICE
15 The Grove
Ilkley
LS29 9LW
01943 817642
ilkley@daleeddis.co.uk