



WOODLANDS, OWLER PARK ROAD, ILKLEY, LS29 0BG

Ilkley Town Centre – 1 mile
Leeds – 18 miles
Bradford – 15 miles
Harrogate – 18 miles

The current owners have significantly enhanced Woodlands with bespoke materials of a very high quality utilised throughout. The floor area of the principal dwelling arranged over two levels equates to approximately 2811 square feet with the detached double garage and studio adding a further 450 square feet or thereabouts. An outstanding feature of the house is the extensive south facing sun terrace with outdoor kitchen providing an excellent alfresco entertaining area taking full advantage of the view over the valley. The house also benefits from a large and level, private rear garden ideal for younger families, bounded by mature ancient woodland.

Desirably located off the highly regarded Owler Park Road in the exclusive and sought after Middleton area of Ilkley, Woodlands enjoys a private and tranquil plot and stunning views of the magnificent Wharfedale countryside. It is within walking distance of the many and varied amenities of the popular spa town of Ilkley, which offers an excellent range of shops, cafés, restaurants, public houses and other social amenities. In addition, there is an excellent range of well regarded schools nearby – both private and state – for children of all ages. The property is within close proximity to attractive riverside, moorland and woodland walks, Ilkley Golf Club, the local cricket and rugby clubs, Ilkley Tennis Club and the swimming pool and lido. For the commuter, Ilkley is well placed for access to the principal West Yorkshire business centres of Leeds and Bradford. There are good road communications further afield and the town's railway station provides frequent services to the aforementioned business centres with train services from Leeds to London's Kings Cross taking approximately 2½ hours. Leeds/Bradford International Airport is within a 20 minute drive.

A SKILFULLY EXTENDED AND BEAUTIFULLY REMODELLED DETACHED FAMILY HOUSE IN A PRESTIGIOUS ELEVATED LOCATION WITHIN PRIVATE GROUNDS OF OVER ¼ ACRE, ENJOYING COMMANDING AND SPECTACULAR SOUTH FACING VIEWS OVER THE WHARFE VALLEY TOWARDS ILKLEY MOOR.



A covered porch leads into an impressive reception hall with oak parquet flooring, understairs cupboard and guest cloakroom with WC. A light and spacious full length open plan family living/dining kitchen boasts a contemporary range of bespoke hardwood units by Born of Wood with Italian marble backsplash, Corian work surfaces with integrated sinks, matching cantilevered floating island and a range of integrated appliances. There is a Zip water tap, walk-in pantry with oak shelving and full height sliding doors opening onto the outdoor terrace again running the full length of the house. This enjoys spectacular views over the valley and provides a private and sheltered entertaining area with Millboard decking and a seamless glass balustrade, outside kitchen with fire pit and gas BBQ. The family room has a log-burning stove and views over the garden and woodland and there is a third reception room currently used as a generous home office. There is a utility/boot room with hardwood fitted furniture, Corian work surfaces, and an integrated dog/boot shower.

The first floor galleried landing is approached by a handmade oak staircase and balustrade and there is access to a boarded roof storage space. The principal bedroom suite has underfloor heating throughout, full height picture window, sliding door and Juliet balcony with views towards the woodland, free standing bath and oak flooring. There is a fitted lobby and walk in wardrobe, dressing area and luxury en suite shower room. Bedroom two has a bespoke hardwood desk and tiled en suite shower room, and there are three further bedrooms, one with fitted desk in walnut and recessed wardrobe. The house bathroom has four piece suite and heated towel rail.





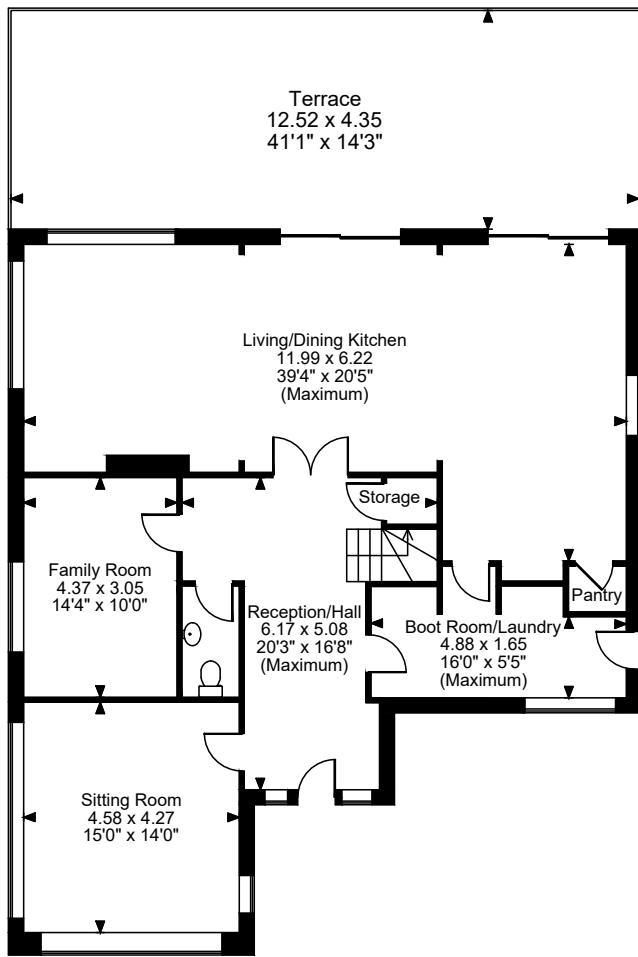
Outside, the property is approached through solid hardwood electrically operated entrance gates with a driveway providing secure parking as well as leading to the detached double garage, currently used as a gymnasium. Adjoining the garage to the rear is a studio/home office with wired internet and overlooking the ancient woodland. The formal gardens are principally lawned with raised beds, topiary, fruit trees, greenhouse and storage area.

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Services: We are advised that all mains services are installed. There are solar panels fitted to the house and garage.

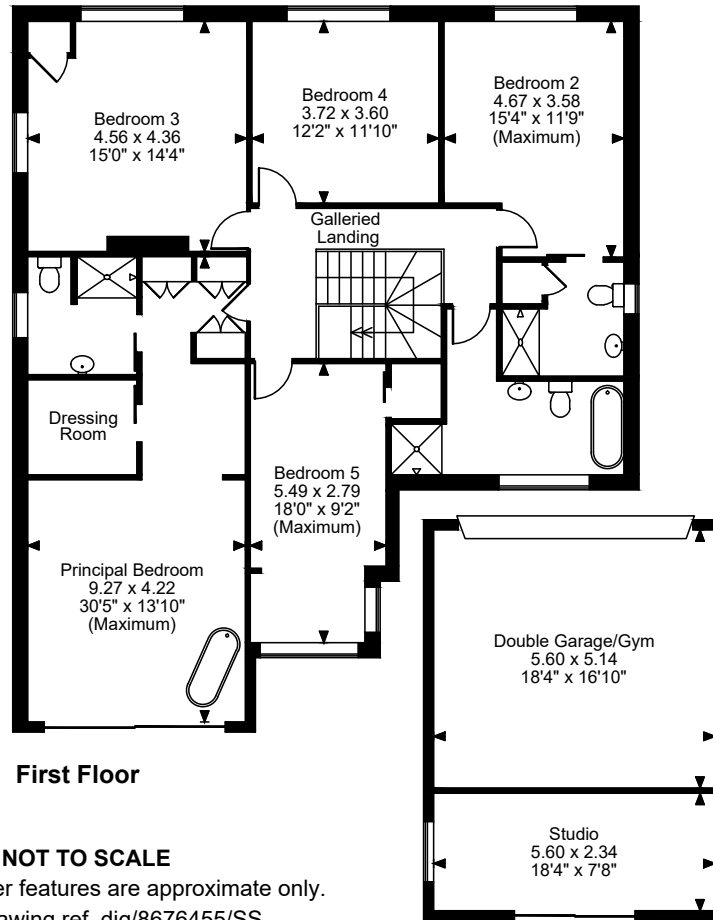
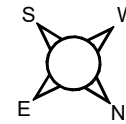
Directions - LS29 0BG: From the traffic lights in the centre of Ilkley, proceed down New Brook Street and proceed over the bridge and you will see the rugby club on the right and playing fields on the left. Turn left into Denton Road, continue onto Langbar Road and first left onto Nesfield Road. Take the next right and Owler Park Road is then the first turning immediately on the left. Continue approximately 400m, following the road as it bends right in front of a large white gate marked 'Austby' then turn right again immediately into a short private cul de sac and you will see double gates to Woodlands at the head of the cul de sac.





Ground Floor

Woodlands, Ower Park Road, Ilkley
Approximate Gross Internal Area
Main House = 2,811 sq ft / 261 sq m
Garage/Gym & Studio = 450 sq ft / 42 sq m
Terrace = 585 sq ft / 54 sq m
Total = 3,846 sq ft / 357 sq m



First Floor



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	85
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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