



**SCALEBOR HOUSE**  
Burley in Wharfedale, Near Ilkley

Carter Jonas

# SCALEBOR HOUSE, MOOR LANE, BURLEY IN WHARFEDALE, LS29 7AF

Ilkley – 4 miles  
Leeds – 14 miles  
Bradford – 10 miles  
Harrogate – 15 miles

## GROUND FLOOR

Central reception hall · Cloakroom · Sitting room · Dining room · Study · Family room · Superb open plan living kitchen · Secondary cloakroom · Rear hall/boot room Utility room · Range of storage cellars

## FIRST FLOOR

Spacious landing · Principal bedroom with en suite shower room · Guest bedroom with an en suite bathroom 4 additional bedrooms – one has an en suite shower room Separate house bathroom and additional shower room

## ANNEXE

Situated above the substantial garage block and comprising – Living room and adjoining kitchen · Double bedroom · Shower room

## OUTSIDE

Electrically operated entrance gates · Sweeping gravelled drive · Extensive secure parking · 4 car garage · Additional garage/machinery store · Beautiful surrounding parkland style gardens and grounds · Fenced tennis court · Large paddock to the north west · In all just under 7½ acres (3 ha)

Private and secluded setting · Superb views over attractive Wharfedale countryside · Situated within a short walk of the railway station and the village's amenities

**A FANTASTIC OPPORTUNITY TO ACQUIRE A SUPERB DETACHED EDWARDIAN PROPERTY PROVIDING SPACIOUS AND WELL PLANNED FAMILY ACCOMMODATION, TOGETHER WITH ANCILLARY LIVING SPACE ABOVE THE DETACHED GARAGE, ENJOYING SUPERB VIEWS AND BEAUTIFULLY SET IN JUST UNDER 7½ ACRES (3 HA) OF MATURE PARKLAND STYLE GARDENS AND GROUNDS, IN A PRIVATE AND DISCREET SETTING.**





Scalebor House occupies a lovely position, nicely tucked away from public view on a private road just off Moor Lane, in one of Burley in Wharfedale's most exclusive and sought after residential areas. The village is extremely popular with a thriving community and offers an excellent range of facilities including a selection of shops, post office, doctor's surgery, library, two primary schools, various pubs and restaurants, churches of various denominations and a variety of sporting and recreational facilities. All are within a short walk of the property. For the commuter, the railway station (which is within walking distance) provides frequent services to Leeds and Bradford as well as the nearby town of Ilkley. Mainline connections in Leeds provide access to London's Kings Cross. Leeds/Bradford International Airport is within a 20 minutes drive.

Scalebor House is an impressive detached property which really needs to be seen to be appreciated. Believed to date from about 1902, the property offers superb accommodation of exceptional proportions, extending to almost 6,200 sq ft (576 sqm), and being ideal for everyday family living, with a wealth of character features cleverly blended with comforts of modern day living. To complement the exceptional accommodation, the property occupies a beautifully private setting amidst superb gardens and grounds as well as enjoying stunning views over beautiful Wharfedale countryside.





The accommodation is arranged over two floors and includes a central reception hall, four superb reception rooms, a bespoke fitted kitchen with an adjoining orangery creating a superb family living area, 6 bedrooms in total, 3 have en suite facilities together with a house bathroom and a separate shower room. In addition to the accommodation in the house itself, there is a self contained annexe which sits above the garages. It provides useful ancillary accommodation for visiting guests/relatives and could also be utilised as a spacious home office facility.

Outside, the property is approached off a private lane through electrically operated entrance gates. A sweeping gravelled drive leads up to the house where there is extensive secure parking. To the rear is the detached 4 car garage together with an additional single garage/ machinery store. The lovely garden and grounds extend to just under 7½ acres (3 ha) and are a particular feature, being mature and well screened with sweeping lawned areas, specimen trees together with a paddock which lies to the north west. In addition there is a fenced tennis court within the grounds.



## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

**Services:** We are advised that all mains services are installed. Central heating is gas fired to the house and oil fired to the annexe.

**Viewing:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions – LS29 7AF:**

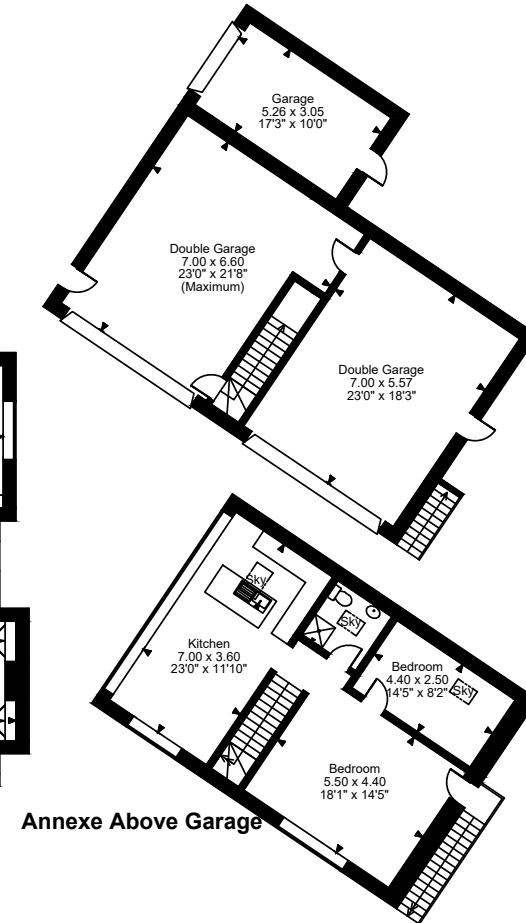
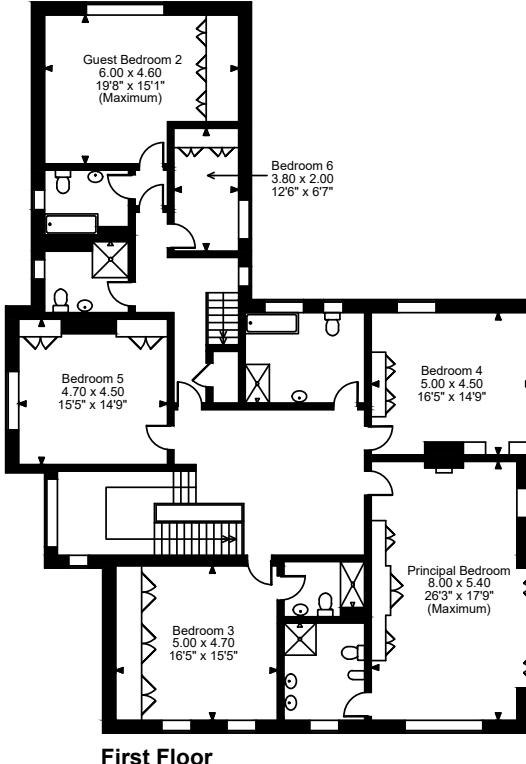
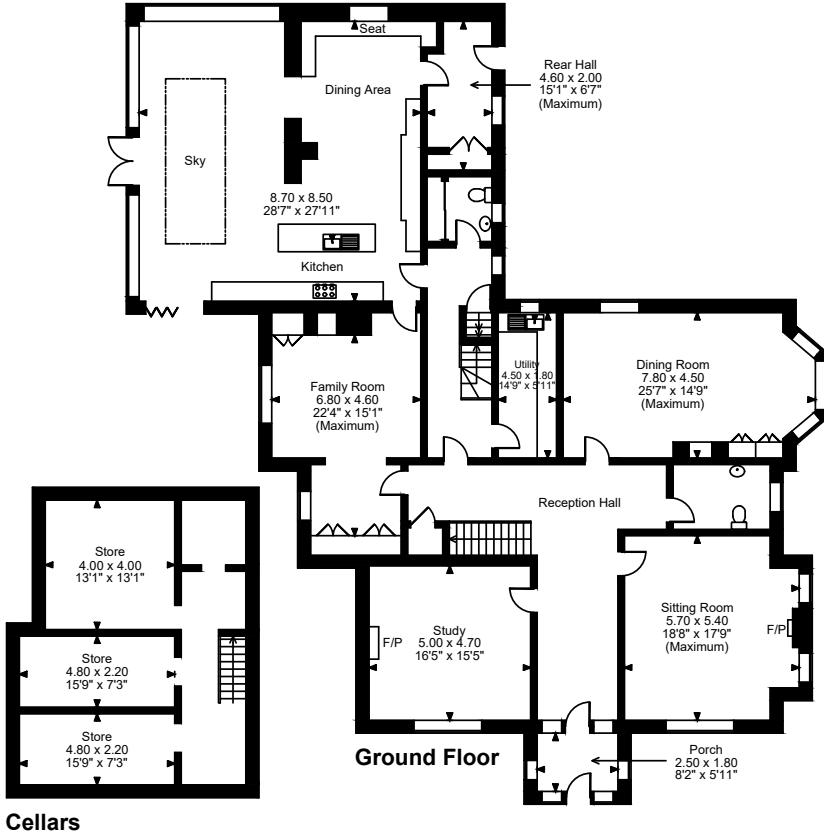
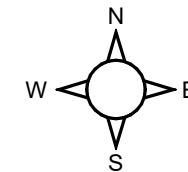
From the mini roundabout in the centre of the village, proceed up station road. Proceed under the railway bridge and after a short distance take the first right turn. It is an unmarked lane. Follow the lane and then turn left. The entrance gates to Scalebor House are in front of you.



Annexe – Kitchen/Living space



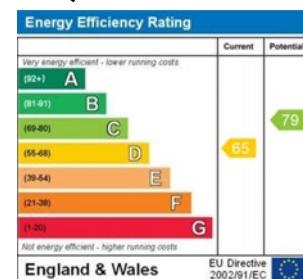
**Scalebor House, Burley in Wharfedale**  
**Approximate Gross Internal Area**  
**Main House = 6,195 sq ft / 576 sq m**  
**Garages/Annexe = 1,851 sq ft / 172 sq m**  
**Total = 8,046 sq ft / 748 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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