

# AMBLETHORPE

PANORAMA DRIVE, ILKLEY

*One of ilkley's most desirable Victorian homes, beautifully presented with spacious family accommodation, separate coach house/ garaging and large South facing gardens leading directly on to Ilkley Moor.*

*Offered for sale with no onward chain.*

**DACRE, SON & HARTLEY**  
EST. 1820

Patrick McCutcheon FNAEA



# VICTORIAN SPLENDOUR

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Amblethorpe stands proudly on the very edge of Ilkley's dramatic Moors, orientated to the south and overlooking well-stocked and private level gardens, which provide an outstanding family amenity. Adjacent is a former coach house, currently offering garaging and storage, but with considerable potential to create annexe accommodation, play or office space – subject to consents.

The main house offers impressive living, set primarily across three floors, with a basement in addition. The rooms enjoy lovely proportions, with the majority having beautiful views towards the moors or across Wharfedale. Presented to an impressively high standard, Amblethorpe retains many features from the Victorian period, coupled with contemporary kitchen and bathroom fittings.

A gracious home, ideally suited to modern family needs, within a highly desirable setting, just over a mile from Ilkley train station offering frequent links to Leeds and Bradford and onward connections to London, Kings Cross.







# ACCOMMODATION SUMMARY

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Ground Floor: entrance Vestibule; elegant central Reception Hall with useful storage, staircase off to the first floor and rear entrance to the driveway; Living Room, a well proportioned principal reception room enjoying dual aspects including a splay bay overlooking the fore garden; Breakfast Kitchen fitted with a comprehensive range of eye level and base storage units including a substantial central island with integrated breakfast bar. A broad range of integrated appliances including a three oven Aga. Folding doors allow this warm and inviting room to interconnect with the principal Living Room; Dining Room with feature fireplace and broad splay bay overlooking the fore garden; Family Room; Cloakroom with basement access.

First Floor: Principal Suite comprising a large double bedroom having the advantage of lovely views to two sides and a four piece Ensuite with bath and separate shower. Three well proportioned Double Bedrooms; House Bathroom with a four piece suite including bath and separate shower.

Second Floor: three further Double Bedrooms; second House Bathroom and two useful storerooms.

Lower Ground Floor: the staircase descends from the cloakroom with access to a Store Room/Wine Cellar and adjacent Gym/Hobbies Room.

Outside: Amblethorpe is approached off Panorama Drive by a tarmac driveway offering parking and access to the former coach house positioned on the western boundary. This building has clear potential for conversion and enhancement (subject to consents), and currently provides a single garage, open carport, workshop, fuel store, gardener's WC and attic storage. Second driveway offering additional parking.

The gardens are set to the southern side of Amblethorpe and provide a fantastic family amenity – with an expansive central lawn overlooked by a gravelled terrace adjacent to the house – ideal for alfresco dining.

There is extensive shrub planting to the borders along with mature trees, meaning Amblethorpe enjoys a high degree of privacy irrespective of the property's stunning location on the very edge of Ilkley Moor, which can be accessed by a pedestrian gateway from the foot of the garden.





## GENERAL REMARKS

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SKIPTON 10 Miles | LEEDS 18 Miles | HARROGATE 20 Miles

Ilkley's town centre, with its comprehensive range of retail and social amenities, is only a mile or so distant from Amblesforth. The former Victorian spa town, recently voted the UK's best place to live in the North of England by The Sunday Times (spring 2025), provides a broad mix of high street and colourful independent stores, as well as an excellent choice of restaurants, cafes and tea rooms.

There are sports clubs catering for a huge variety of interests including bowling, rugby, cricket, hockey, golf and The Ilkley Lawn Tennis & Squash Club, which has recently added Padel facilities and hosts an international Challenger Tournament on its thirteen grass courts. Almost all clubs actively welcome both adults and younger age participants, amplifying the family focussed nature of Ilkley. The community is home to the popular Winter Gardens along with



**A SPECTACULAR  
EDGE OF TOWN  
POSITION  
SURROUNDED  
BY BEAUTIFUL  
COUNTRYSIDE**

a couple of supermarkets and even a local independent cinema. On the northern side of The Wharfe one will find the town's pool and delightful listed Lido.

The surrounding countryside and rugged moors offer many an opportunity for rural pursuits including challenging walks, road and mountain biking. For the commuter there are excellent links into the region's business centres including Leeds, Harrogate and

Bradford. From Ilkley train station there are frequent services throughout the day into both local cities, with regular connections from Leeds to London King's Cross, meaning an early start in the nation's capital is a feasible, if occasional, option. Leeds Bradford International Airport is just some 11 miles distant from the property.



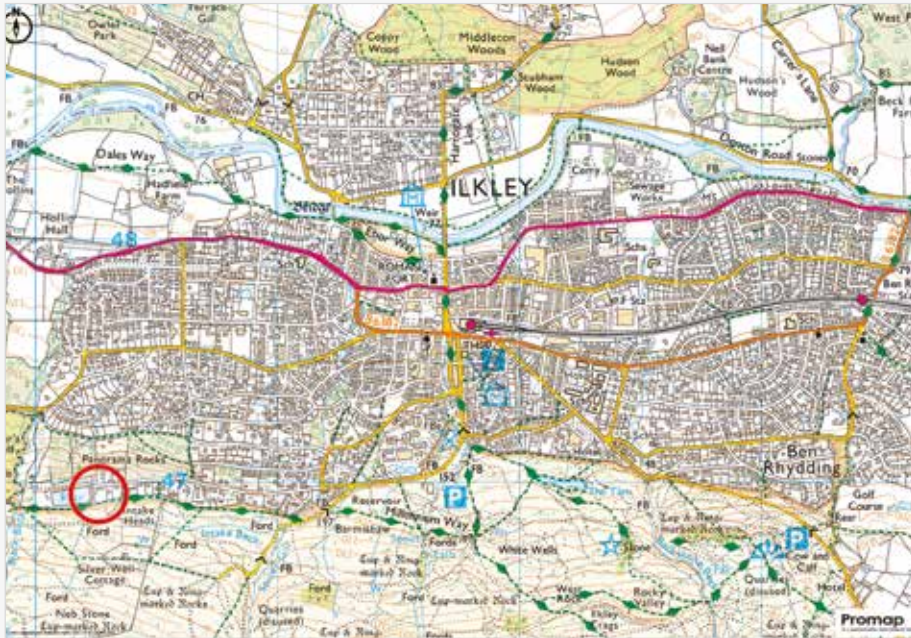


# FLOORPLANS



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





## DIRECTIONS

From our office proceed up Wells Road, cross the cattle grid and carry straight on over the second cattle grid (400 yards). Proceed straight ahead to the end of Panorama Drive where the house will be seen on the left.

## VIEWING

Please contact the sole agent's Ilkley Office on 01943 600655. Alternatively, Patrick McCutcheon can be reached on 07801522184 or by email [pjm@dacres.co.uk](mailto:pjm@dacres.co.uk)

## LOCAL AUTHORITY & COUNCIL TAX BAND

City of Bradford Metropolitan District Council

Council Tax Band G

## TENURE

Freehold.

The property is located within the Ilkley conservation area

## SERVICES

All mains services installed with gas fired central heating.

## PARKING

Garaging and carport within the former coach house with power and water supply. Off street driveway parking.

## INTERNET & MOBILE COVERAGE

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## AGENT'S NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at [www.dacres.co.uk](http://www.dacres.co.uk)

## BUYER ANTI MONEY LAUNDERING CHECKS

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:  
- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/ commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.