



Netherwood Farm, Skipton Road, Ilkley

An outstanding opportunity to acquire a substantial Grade II listed family home in a delightful rural setting just two miles from central Ilkley. Over 4000 sq/ft feet of period living with charming historic details, complemented by a lovely family-friendly garden and a detached outbuilding over two floors with considerable potential.

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Netherwood Farm, Ilkley LS29 9RP

Skipton 9 miles, Harrogate 19 miles, Leeds 19 miles (all distances approximate)

Guide Price: £1,500,000

Accommodation

Ground Floor: Galleried Reception Hall; Living Room with impressive open fire; Dining Room with feature stone fireplace; Inner Lobby with storage and Cloakroom off; stunning Family Room – almost 40ft in length and with feature fire; Sun Room; Staircase Hall; Breakfast Kitchen; Boot Room.

First Floor: Five Bedrooms including a Master with Ensuite Bathroom off; two further Bathrooms; Snug/Study Area accessed by an independent staircase.

Outside there are delightful and well-stocked gardens, principally laid to lawn but with extensive shrub planting. A parking area is set opposite the main entrance to the house, adjacent to which is a detached outbuilding with spacious garaging to the ground floor and hobbies space over, accessed by an external staircase.

General Remarks

Originally a farmhouse and barn, this Grade II listed period family home now offers over 4000 sq/ft of living accommodation – bursting with period and character details and central to the charming Netherwood hamlet which stands amid beautiful unspoilt countryside just a couple of miles from central Ilkley.

The former farmhouse offers traditionally planned living, with a pair of substantial reception rooms to the southern elevation complemented by a large breakfast kitchen, with an adjacent and practical boot room/utility. The first floor layout now offers five bedrooms – four of which are spacious doubles – complemented by a pair of house bathrooms; the principal bedroom being ensuite.

In the past the house has been extended into the attached barn to create a family room which offers impressive proportions, being almost 40 ft in length, with numerous windows to the southern side and a large arched window formed from the original cart entrance to the rear – a brilliant place to play, eat and entertain. To the side is a delightful sun room – full of light – and from there a staircase leads up to a discretely positioned snug/study area.

On the opposite side of the driveway to the house is a substantial stone outbuilding providing garaging at the lower level. Stone steps lead to the first floor which provides play/hobbies space, although there is obvious potential for upgrading and conversion to provide annex or office accommodation – subject to necessary consents.



Netherwood Farm has a delightful garden, principally lawned but bordered by mature planting. A delightful rural haven where one can soak up magnificent views across unspoilt countryside and towards Ilkley's dramatic moors.

Ilkley requires little introduction – the popular former Victorian spa town occupying a stunning location in the heart of Wharfedale – a setting which provides ready access into the regions business centres, with the town's central railway station providing frequent services into both Leeds and Bradford – from the former there are regular connections to throughout the day to London Kings Cross.

The town enjoys a thriving and colourful shopping environment with independent stores rubbing shoulders with 'high street' brands. There are excellent everyday facilities including a cinema, the popular Winter Gardens, numerous sports clubs and the famous lido. The surrounding countryside and rugged moors offer many an opportunity for challenging walks and cycling. Ilkley Grammar School is justifiably well regarded, but a number of private schools for children of all ages are easily accessible.

The sale of Netherwood Farm offers a fabulous opportunity to acquire a substantial period home within a highly desirable and accessible rural setting.











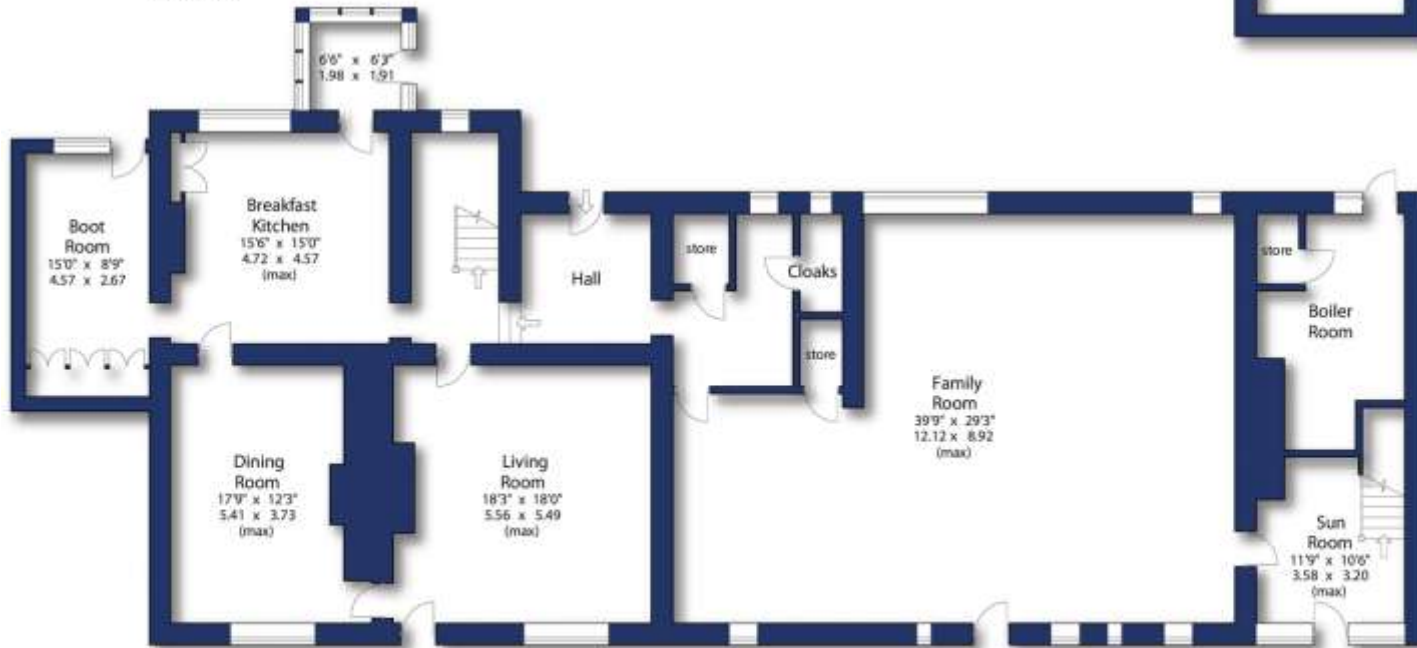




Floorplans



First Floor



Ground Floor



First Floor



Ground Floor



Directions

If leaving Ilkley towards Skipton on the A65 pass through the traffic lights at the foot of Victoria Avenue and follow the road as it bears around the long corner towards Addingham. The private lane leading to Netherwood Farm will be seen to the left hand side immediately opposite a bus stop and approximately 150 yards before the 50mph speed limit sign. Continue up the lane, bearing right at the top and then around to the left where the parking area will be seen to the right hand side, just beyond the detached garage and annex.

What3Words: nicknames.reverses.overheat

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band H

Tenure, Services & Parking

- Freehold. Grade II listed
- Netherwood Farm is accessed off a shared private lane with rights of way for adjacent properties
- Parking bay and detached garaging
- Forecourt to the south with access for the adjacent properties
- Mains electricity; oil fired heating and domestic hot water; shared private water supply; private drainage

Internet & Mobile Coverage

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

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.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 to view.

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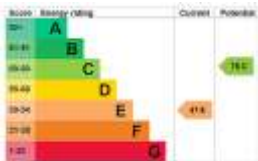
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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