



Resphill House, Beamsley. Between Ilkley and Skipton

An enchanting four bedroom country home offering ideal family accommodation presented and equipped to an impressively high standard and offering beautiful far-reaching views across some of Wharfedale's finest countryside. Sweeping driveway approach, garaging, delightful grounds and paddock. Well placed for Ilkley, Skipton and the Harrogate commuter.

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Resphill House, Beamsley, Skipton, North Yorkshire, BD23 6HP

Ilkley 5.5 miles, Skipton 7 miles, Harrogate 17 miles (all distances approximate)

Guide Price: £1,450,000

Accommodation

Welcoming Reception Hall with cloakroom off and galleried landing; elegant Living Room of generous proportions and with a broad bay window offering lovely aspects, wood burner and parquet floor, whilst French doors lead to the south facing garden; Family Room with woodburning stove; wonderful Living Kitchen – running the full depth of the house with trifold doors to the garden, island seating, dining and preparation areas, the latter with a comprehensive range of fitted units and integrated appliances; Porch/Laundry off.

First floor – lovely Principal Bedroom Suite offering triple aspects to make the most of the beautiful far-reaching views; luxury en-suite Bathroom. Three further Double Bedrooms. House Bathroom with a stylish four piece suite.

Outside, Resphill House is approached by a sweeping tree-lined driveway which leads to an expansive gravelled parking area with a garage and adjacent studio/store. EV charging point. Lovely gardens with generous lawned areas, dining patio area and well stocked flower borders. Beyond is a small area of paddock from where there are simply beautiful views towards the countryside around Bolton Abbey and towards Upper Wharfedale. In all the site extends to proximately 1.6 acres (0.65 Ha).

General Remarks

Resphill House enjoys a beautiful location on the southern flanks of Beamsley Beacon, just a few hundred yards from the village centre. Many of the rooms command beautiful views over the property's own gardens and unspoilt Wharfedale beyond – and from the paddock there are delightful aspects towards the rural gem that is Bolton Abbey.

An ideal family home, the accommodation offers a good balance of space and privacy, with a pair of reception rooms complementing the lovely living kitchen which runs the full depth of the house and is sure to be the heart of the home. To the first floor there are four good bedrooms including a breathtaking principal suite with its own luxury bathroom off.



Externally, Resphill has lovely mature grounds – approached by a long sweeping tree-lined tarmac driveway, which also provides access to the adjoining Resphill Cottage. There is expansive parking as well as a garage and studio/store. Beyond, the gardens provide sweeping lawns juxtaposed with delightful well stocked borders, shrubs, mature trees and peaceful wood.

The village of Beamsley is one of the area's most sought after communities, set in the heart of unspoilt Wharfedale within the Yorkshire Dales National Park. The village is ideally placed for the commuter with ready road access into Ilkley, Harrogate and Skipton with the M65 beyond. Nearby Bolton Abbey, which is within comfortable walking distance, is home to the renowned Devonshire Arms Hotel. Rail services from nearby Ilkley provide frequent connections throughout the day into Leeds and Bradford, with Leeds and Harrogate also having numerous daily services to London Kings Cross. An international airport is just some 15 miles distant.

Both Ilkley and Skipton provide comprehensive retail and social amenities and whilst private schooling for all ages (including the Montessori school at Bolton Abbey), is within daily travelling distance, the village falls within the catchment area of both Ermysteds Grammar School and Skipton Girls High School, and has its own primary school – the Boyle and Petyt.

The sale of Resphill House offers a rare and exciting opportunity to acquire a wonderful home within this highly desirable location with excellent commuter links.







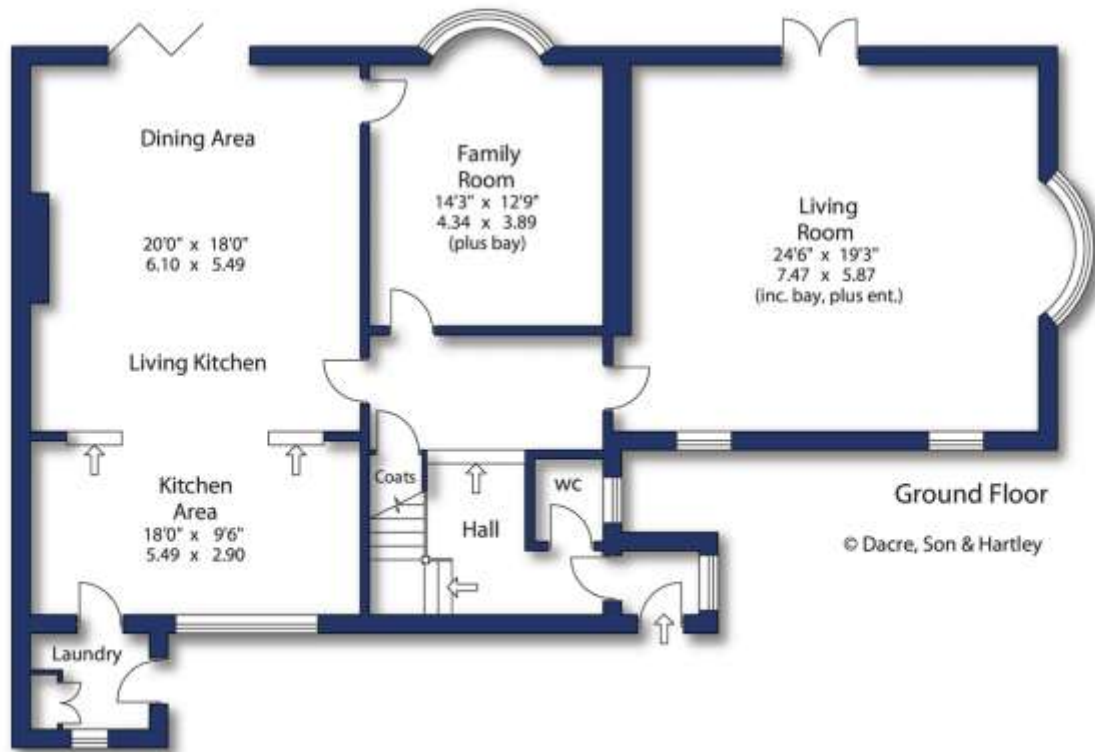
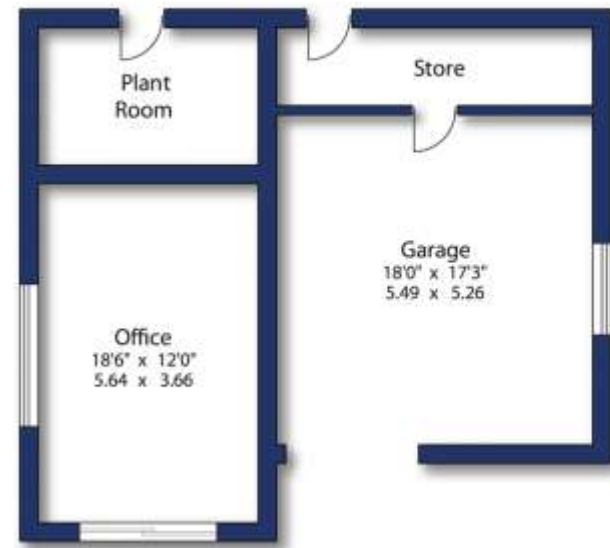
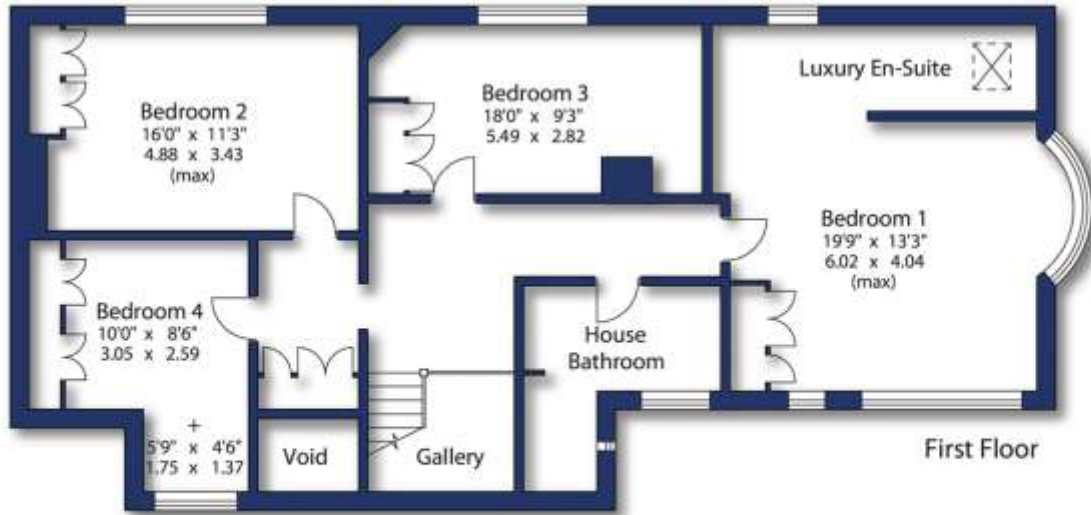








Floorplans





Directions

From Ilkley, proceed through Addingham to the roundabout at Bolton Abbey. Turn right towards Harrogate, crossing the river Wharfe and shortly beyond turn right towards Beamsley. Drive through the village centre and turn left up the hill towards Langbar and continue for a further 400 yards, after which the driveway leading to Resphill House will be seen to the right.

What3Words: drones.stealthier.strictest

Local Authority & Council Tax Band

- North Yorkshire Council, Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity is installed. Water is from a private supply and drainage to a shared private system. Heating and hot water are provided by an LPG boiler.
- Parking area and garage
- The property is located within the Yorkshire Dales National Park
- Adjacent Resphill Cottage shares use of the main drive.
- There is a public footpath across the paddock.
- A licence fee allowing access over the Bolton Abbey Estate land is payable and for 2026 amounted to £40.

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](https://www.gov.uk/check-for-flooding)

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.

Buyer Anti Money Laundering Checks

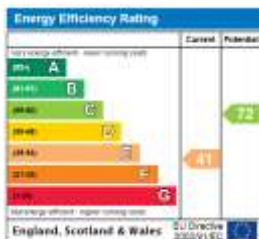
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

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