



## Langbar Road, Middleton, Ilkley

Unquestionably one of Middleton's most admired family homes - a substantial property dating from the 1920s offering extensive accommodation with three generous reception rooms and up to seven bedrooms. Fabulous, mature south facing gardens - all within comfortable walking distance of Ilkley town centre, the Tennis Club, and railway station.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: [ilkley@dacres.co.uk](mailto:ilkley@dacres.co.uk)

[dacres.co.uk](http://dacres.co.uk)





## Long Hall, Langbar Road, Middleton, Ilkley, LS29 0AR

Harrogate 18.5 miles, Skipton 10.5 miles, Leeds 18 miles (all distances approximate)

**Guide Price: £1,950,000**

### Accommodation

Ground Floor: entrance porch; reception hall with fitted coats cupboards; return staircase off with gallery over. Cloakroom with adjacent WC. Triple aspect family room; sitting room; large and elegant drawing room with splay bay window and garden access. Garden room with exterior door; spacious dining kitchen with a comprehensive range of fitted units and integrated gas fired Aga; pantry; boot room providing a very useful amenity; rear vestibule; utility with covered log store off.

First Floor: landing with linen storage cupboards; bedroom one with a range of fitted wardrobes and aspects to the south; ensuite shower room with access to the adjacent dressing room/sixth bedroom with a further range of wardrobes. Second bedroom with ensuite shower room and fitted wardrobes; two further double bedrooms with fitted wardrobes; office/bedroom five and store/bedroom seven. House bathroom.

Long Hall is accessed by a pair of gates from Langbar Road which lead to a parking area with a driveway running down the rear of the house to a detached garage with remote control door. There is a high quality lean-to greenhouse running down the side of the garage with a further potting shed to the rear.

The gardens to Long Hall form a delightful amenity with mature trees, shrubs and hedging breaking the garden into various zones and affording a high degree of privacy. There is a very productive vegetable garden to the northwestern side.

### General Remarks

Langbar Road is one of the most sought-after addresses in Ilkley, central to the Middleton district which is renowned for its broad avenues and delightful sylvian setting.

The neighbourhood is just a short walk from the bustling town centre with its excellent retail, recreational and social facilities including healthcare, a cinema, theatre, the popular Winter Gardens, and a colourful array of independent and 'high street' stores.



Sports clubs within the town range from the renowned Ilkley Golf Club through to the popular cricket and rugby clubs, which, along with the town's Grade II Listed 1930s lido, are set just a few hundred yards' walk from Long Hall, along Rupert Road. A short stroll over the Old River Bridge leads to Ilkley Lawn Tennis and Squash Club with its indoor and outdoor courts along with padel facilities and gym.

Ilkley is set amidst some of the finest countryside in the North of England, with the rolling hills around Wharfedale offering many an opportunity for rural pursuits, challenging walks, mountain and road cycling. For those in search of a culinary experience there are plenty of opportunities, from street-side cafes, wine bars and bistros to the famous Box Tree restaurant.

The town is ideally placed for the commuter, with frequent connections throughout the day from Ilkley's railway station into the local cities of Leeds and Bradford. There are frequent onward connections from the former to London Kings Cross, meaning an early start in the capital is a realistic prospect. Leeds Bradford International Airport is just 10 miles away, whilst the region's road networks also provide ready access towards Harrogate and the A1 beyond, whilst to the west the M65 can be joined at Colne.



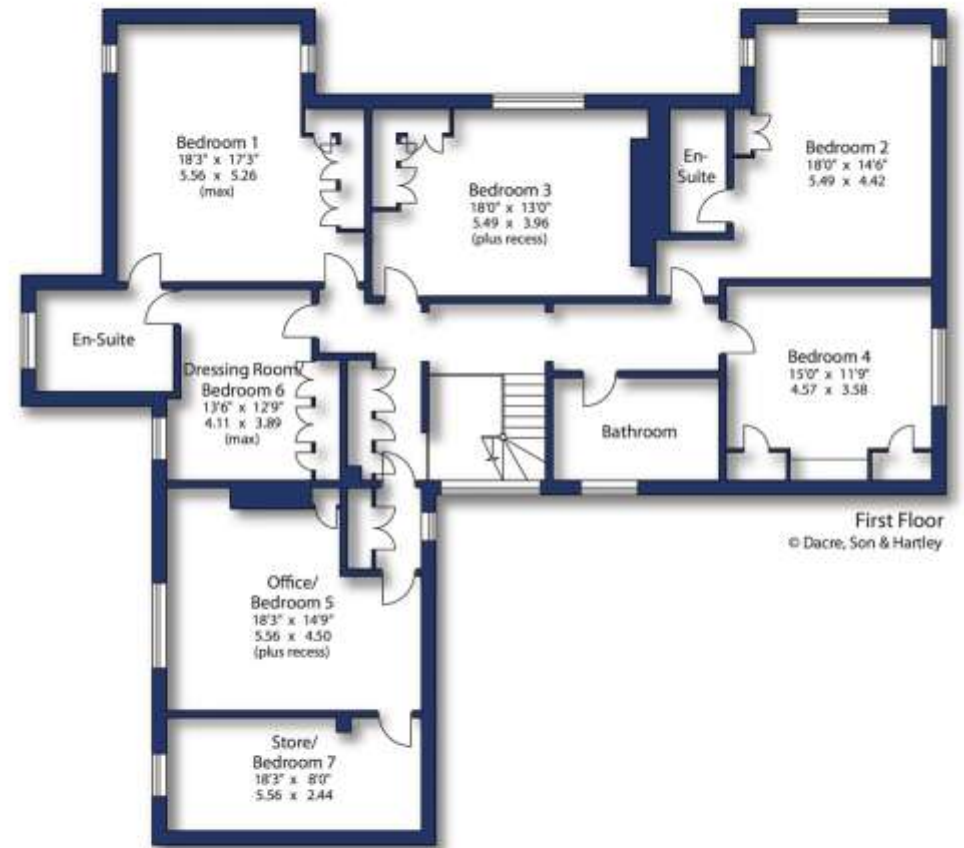
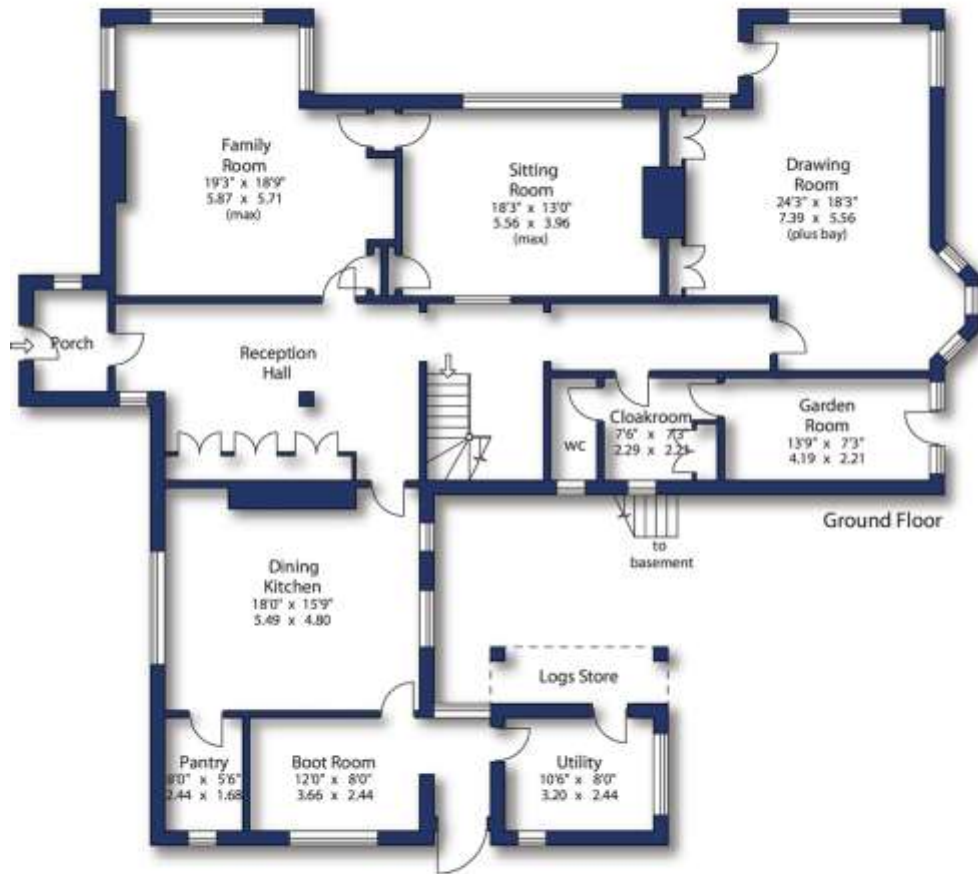








# Floorplans



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## Directions

From our office in the centre of town proceed down Brook Street, through the main traffic lights and continue over the main river bridge. Continue ahead and take the third turning on the left onto Rupert Road. Continue to the very end and at the junction with Langbar Road turn right and then Long Hall will be seen immediately to the left-hand side. What3Words infects.unscathed.confetti

## Local Authority & Council Tax Band

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

## Tenure, Services & Parking

- Freehold
- All main services are installed. Heating and domestic hot water provided by gas fired boiler.
- Detached garage and parking area
- The property is located within the Middleton Conservation area.
- There is a right of access along Long Hall Park to the rear parking and garden area.

## 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/government/collections/check-for-flooding-in-england)

## 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. Dacres Ref: ILK240319

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