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# Hebers Ghyll Drive, Ilkley, LS29

## Offers In The Region Of £795,000



Nestled in a picturesque rural setting on the western side of Ilkley, Briery Wood Farm Cottage offers an exceptional blend of character and contemporary style, complete with captivating panoramic views over the countryside. This well presented three-bedroom home boasts light-filled, airy interiors, including a striking living room with vaulted ceilings and large windows that frame breathtaking vistas across Wharfedale towards Beamsley Beacon. The property is complemented by charming cottage gardens, ample parking, and an attached double garage.

The ground floor opens with a welcoming reception hall, featuring a cloakroom, and leads into the impressive living room, complete with a wood-burning stove and a sense of openness to the eaves. Additional reception spaces include a formal dining room and a cosy sitting room with French doors opening to a westerly facing garden. The dual-aspect study/breakfast room offers lovely valley views and direct access to the garden, alongside a well-appointed kitchen featuring integrated appliances and modern fittings.

Upstairs, the first floor accommodates three generously sized double bedrooms, including a luxurious principal suite with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a stylish house bathroom.

Externally, the property features a tarmac driveway leading to the double garage, which also offers mezzanine storage. The surrounding gardens are thoughtfully landscaped, with a charming cottage garden to the western side, perfect for relaxing or al fresco dining.

Briery Wood Farm Cottage is an ideal opportunity for buyers seeking a tranquil yet accessible rural lifestyle, situated just over a mile from Ilkley's central amenities while enjoying the peace of open countryside. Thoughtfully converted from former agricultural buildings, the home retains its charm while offering modern comfort, making it a highly desirable property.

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## KEY FEATURES

- THREE DOUBLE BEDROOMS
- LINK DETACHED PROPERTY
- GENEROUS ACCOMMODATION  
THROUGHOUT
- PICTURESQUE RURAL SETTING
- FANTASTIC FAR REACHING VIEWS
  - DOUBLE GARAGE
- CHARMING COTTAGE STYLE GARDENS
  - EPC RATING D





















## Briery Wood Farm Cottage, Hebers Ghyll Drive, Ikley

### Ground Floor



### First Floor



### DIRECTIONS

From the centre of Ikley, proceed to the top of Brook Street and turn right along The Grove. At the Memorial Gardens bear left into Grove Road and continue along passing Victoria Avenue and then turning into Hebers Ghyll Drive. Continue along Hebers Ghyll Drive, through the woodland, passing the farmers gate on the right hand side, as the road becomes a single track. Take the right hand fork in the road at the end and the property is the first house on the right hand side.

### AGENTS NOTES

Tenure: Freehold

Council Tax Band G, Bradford Coty Council

Services: Mains electricity is installed. Water is from shared private supply and drainage to a shared private system. Central heating and domestic hot water are provided by an oil-fired boiler.

### ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE


We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £30 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.

### ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

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