



Langbar Road | | Ilkley | LS29 0AR

£1,995,000

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WHITE**  
Trusted Estate Agents

Lodge Hill, Langbar Road |  
Ilkley | LS29 0AR  
£1,995,000

A highly impressive detached family home occupying a superb setting on the edge of Middleton with open fields to the rear and spectacular valley views to the front. The property comprises a spacious principal residence with a leisure suite together with a large self contained annexe, ideal for a dependent relative, returning student or a letting opportunity.

- Large Detached Family Home With Self Contained Annexe
- Spectacular Views Towards Ilkley Moor
- 3 Reception Rooms
- 5 Bedrooms & 2 Bathrooms
- Council Tax Band G / EPC Rating Awaited
- Superb Elevated Setting Adjoining Open Fields
- Impressive Fitted Dining Kitchen
- Gymnasium/Party Room
- 2 Bedroomed Annexe With Bathroom & Shower Room
- Private South Facing Gardens With Modern Office Pod

## GROUND FLOOR

### Entrance Porch

With a panelled entrance door leading to:

### Reception Hall

16'6" x 13'0" (5.03m x 3.96m)

With a patio door leading onto the rear garden. Hardwood floor and moulded ceiling cornice. Three wall light points.

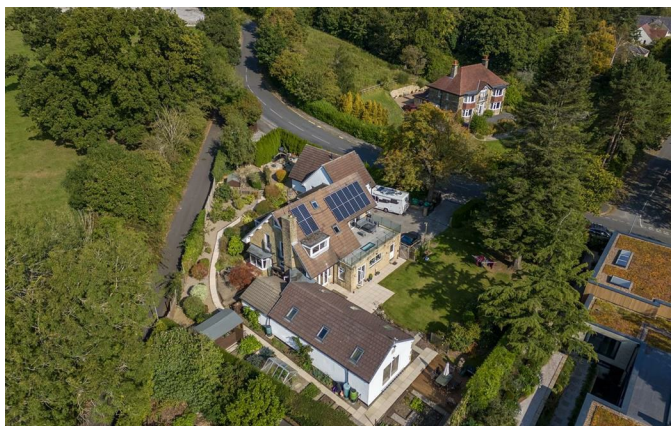
### Inner Hall

13'3" x 7'8" (4.04m x 2.34m)

With a moulded ceiling cornice and a hardwood floor.

### Cloakroom

With a low suite wc and pedestal wash basin.



A highly impressive detached family home occupying a superb setting on the edge of Middleton with open fields to the rear and spectacular valley views to the front.



### Sitting Room

14'4" x 13'0" (4.37m x 3.96m)

With a moulded ceiling cornice and a hardwood floor. Bay window to the side elevation. Contemporary fitted gas fire.

### Study

9'6" x 6'0" (2.90m x 1.83m)

With a moulded ceiling cornice and a hardwood floor.

### Kitchen

21'0" x 21'0" (6.40m x 6.40m)

The impressive kitchen includes a large separate dining area with glazed double doors leading onto the south facing garden. The kitchen is fitted to a high standard with extensive cupboards with quartz work surfaces and a matching island unit with pan drawers and a breakfast bar. Integrated appliances include a large fridge and freezer, dishwasher, three ovens (one of which incorporates a microwave) and a dual fuel hob.

### Utility Room/Side Porch

19'2" x 6'0" (5.84m x 1.83m)

With a stainless steel sink unit and a range of fitted base and wall cupboards. Further recessed cupboard. Plumbing for an automatic washer and space for a dryer. Door to the front garden.

### Snug

16'4" x 11'6" (4.98m x 3.51m)

Approached from the kitchen via bi-fold doors. Hardwood floor. Moulded ceiling cornice. Glazed double doors leading to the front garden.

### Side Hall

Giving access to:

### Leisure Suite

Located to the side of Lodge Hill is an impressive leisure suite, originally a swimming pool which has now been over boarded to create a generous and bright living space. This work was undertaken to allow reinstatement of the pool and heating and filtration equipment has been retained. The leisure suite comprises:

### Hallway Entrance

With a shower, separate wc, sauna and the pool plant room.

### Gymnasium/Party Room

37'3" x 18'3" (11.35m x 5.56m)

With three patio windows opening onto the front garden. This bright and airy room has six Velux rooflight windows with solar powered remote controlled blinds, impressive exposed roof trusses and a hot tub.

### FIRST FLOOR



## Landing

Approached by a staircase with glazed balustrades.

## Principal Bedroom

17'3" x 13'9" (5.26m x 4.19m)

With glazed double doors opening onto a large south facing balcony/terrace with far reaching views of the Wharfe valley. Fitted and recessed wardrobes. Airing cupboard. Moulded ceiling cornice.

## En Suite Shower Room

With a large tiled shower cubicle, low suite wc and pedestal wash basin. Linen cupboard and a chrome heated towel rail. Under floor heating.

## Bedroom

13'2" x 11'4" (4.01m x 3.45m)

With a recessed wardrobe and a dormer window with views over the valley. A glazed door to the side elevation opens inwards to create a Juliet balcony. Moulded ceiling cornice.

## Bedroom

13'2" x 11'4" (4.01m x 3.45m)

A glazed door to the side elevation opens inwards to create a Juliet balcony. Moulded ceiling cornice.

## Bathroom

With a panelled bath, low suite wc, wash basin with a cupboard beneath and a large walk in shower. Ceramic tiling to the floor and walls. Chrome heated towel rail and recessed spotlights. Velux roof light window. Under floor heating.

## SECOND FLOOR

### Landing

With useful under eaves cupboards and a Velux roof light window.

### Bedroom

13'5" x 12'2" (4.09m x 3.71m)

With three Velux roof light windows and a further window to the side elevation.

### Bedroom

11'8" x 11'3" (maximum) (3.56m x 3.43m (maximum))

With two Velux roof light windows and a further window to the side elevation. Fitted wardrobes and cupboards.

## ADJOINING ANNEXE

Adjoining the main house is a self contained two storey annexe, ideal for a dependent relative, teenager or returning student. The property is offered for sale with vacant possession on completion. The current tenants have indicated they would like to continue this arrangement if an incoming buyer wished to acquire subject to the current tenancy. Details of the current tenancy are available on request.



## GROUND FLOOR

### Reception Hall

With a double glazed entrance door and an under stairs store cupboard.

### Bedroom

11'4" x 9'0" (3.45m x 2.74m)

With fitted wardrobes having cupboards over.

### En Suite Bathroom

With a panelled bath, low suite wc and a wash basin with a cupboard beneath. Chrome heated towel rail. Part wall tiling.

## FIRST FLOOR

### Landing

Leading to:

### Bedroom

13'8" x 9'0" (4.17m x 2.74m)

With glazed doors leading to the rear garden. Moulded ceiling cornice.

### Shower Room

With a tiled shower cubicle, pedestal wash basin and a low suite wc. Part wall tiling. Chrome heated towel rail.

### Sitting Room

17'4" x 17'0" maximum (5.28m x 5.18m maximum)

With glazed doors opening onto a south facing balcony. Further glazed doors open inwards to create a Juliet balcony.

### Kitchen

9'3" x 9'0" (2.82m x 2.74m)

With an inset sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant work surfaces. Fitted fridge, freezer, dishwasher, microwave oven, electric cooker and hob with extractor hood over.

### Utility Room

9'3" x 5'0" (2.82m x 1.52m)

With fitted cupboards and plumbing for an automatic washer. A glazed door leads onto the rear garden.

## OUTSIDE

### Integral Double Garage

20'2" x 17'8" (6.15m x 5.38m)

With an electrically operated up and over door.

### Office Pod

17'0" x 10'0" (5.18m x 3.05m)

With a fitted kitchenette and glazed double doors opening onto the front garden.



### Additional Outbuildings

Additional outbuildings include a secure shed, a large garden shed and a greenhouse.

### Gardens

The property is approached via a large tarmacadam forecourt giving access to the garage and providing extensive off road parking. Electric car charging point.

To the front of the house is a large level lawned garden incorporating borders, trees, shrubs a large patio area, raised beds to the west of the property and a small orchard area. The front garden enjoys a very private southerly aspect.

To the rear of the property is a low maintenance garden area, predominantly with a gravelled finish and a further large and raised patio area. There is also an additional off road parking space to the rear garden to serve separate occupancy of the annexe if required.

### Ilkley

Voted The Sunday Times Best Place to Live in the UK 2022, Ilkley is renowned for its top schools, interesting independent shops and restaurants, its spectacular scenery and convenient rail links. Sports clubs offer excellent opportunities for young people and an energetic community spirit is at the heart of the town's high repute. Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley offers stunning natural beauty whilst still being a convenient base for the Leeds/Bradford/London commuter.

### Council Tax

City of Bradford Metropolitan District Council Tax Band G

### Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

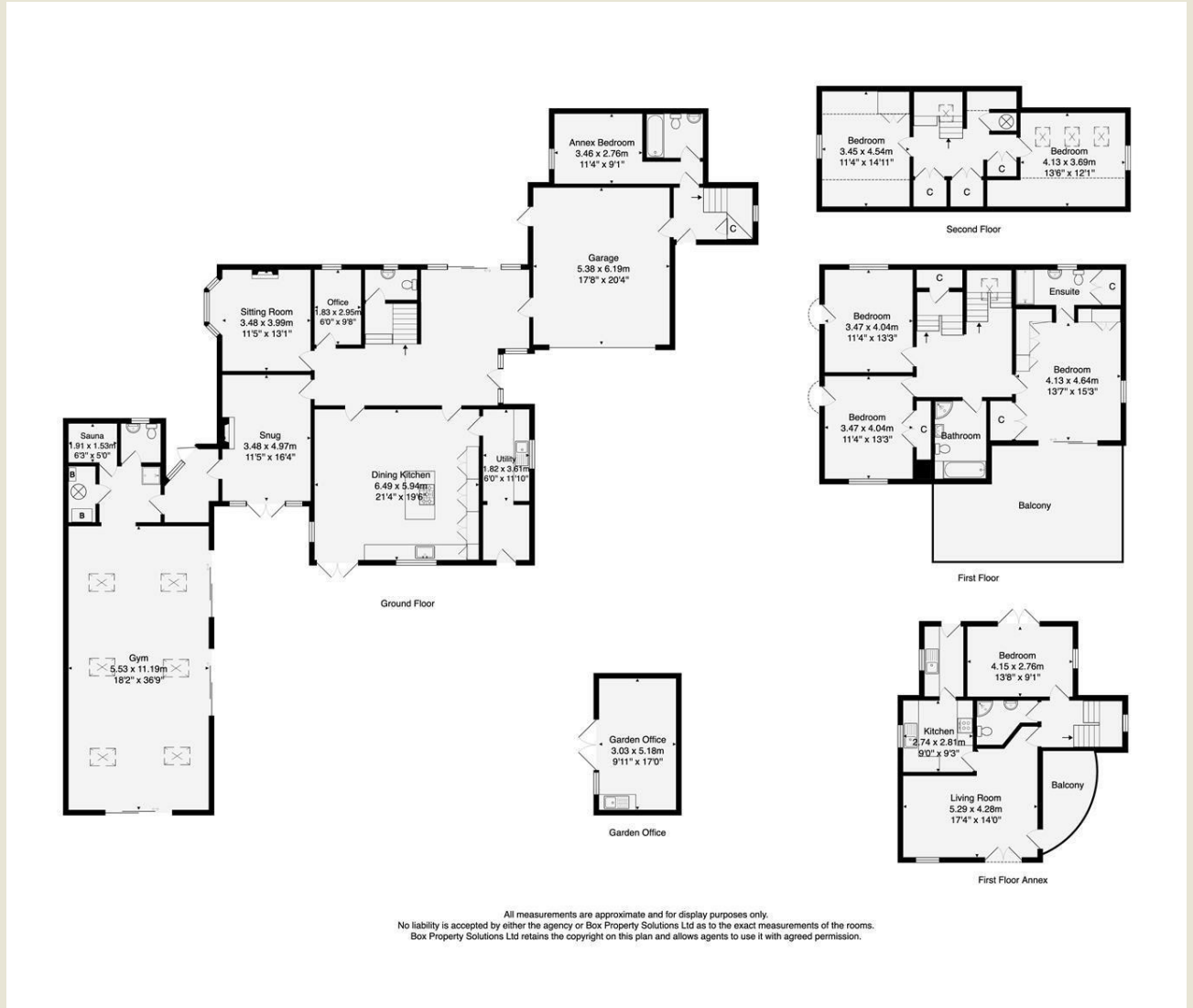
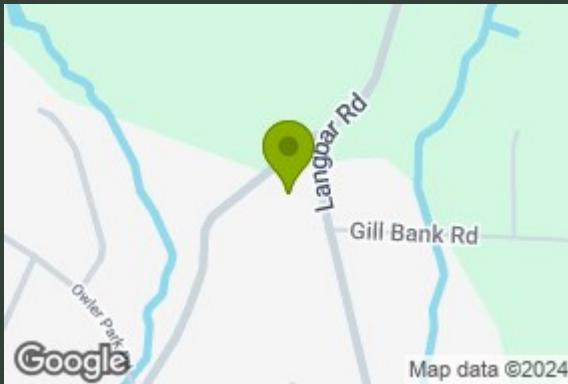
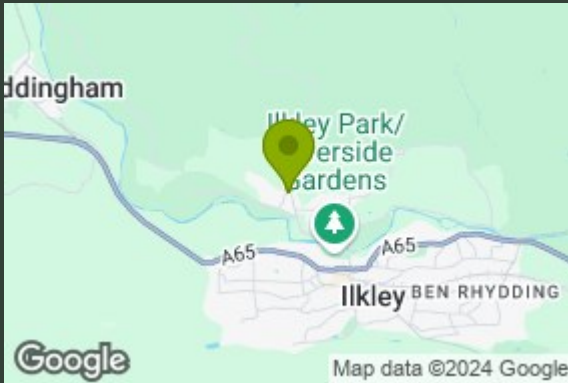
### MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



All principal rooms overlook a generous and private south facing garden. A large forecourt and double garage provide extensive off road parking.





All measurements are approximate and for display purposes only. No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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