



HIGH BANK
HOUSE

— ADDINGHAM —

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Positioned in the heart of the charming village of Addingham, this exceptional late 18th-century Grade II listed double-fronted home is a testament to timeless elegance and refined living. Offering an elevated position with large gardens, High Bank House is a home where history and modernity meet in perfect harmony.

The original entrance to the side of the home reveals an impressive hallway that sets the tone for the rest of the home, with grand proportions and stylish period features that make this property truly special.

REGAL RECEPTION ROOMS...

“The house truly lends itself to hosting - there’s a wonderful flow between the reception rooms, making it perfect for entertaining.”

The sitting room is an absolute showstopper. It offers the perfect space for both entertaining guests and relaxing with family. The stunning wooden fireplace, housing a stove, creates a welcoming atmosphere, while the ornate plaster ceiling with moulded corning adds a sense of grandeur. A large splayed bay window floods the room with natural light, offering views across the front of the property.

Across the hall, you will find the elegant dining room, an ideal space for dinner parties or intimate family gatherings. With its built-in bar area and wine fridge, this room has everything you need for effortless entertaining. The same striking plasterwork on the ceiling continues here, which with another spectacular fireplace complements the room’s classic charm.





VERSATILE SPACES...

For more relaxed evenings, the family room with large windows overlooking the rear garden offers a spacious, comfortable retreat to watch your favourite movie. Alternatively, this versatile room could be used as a playroom or home gym.

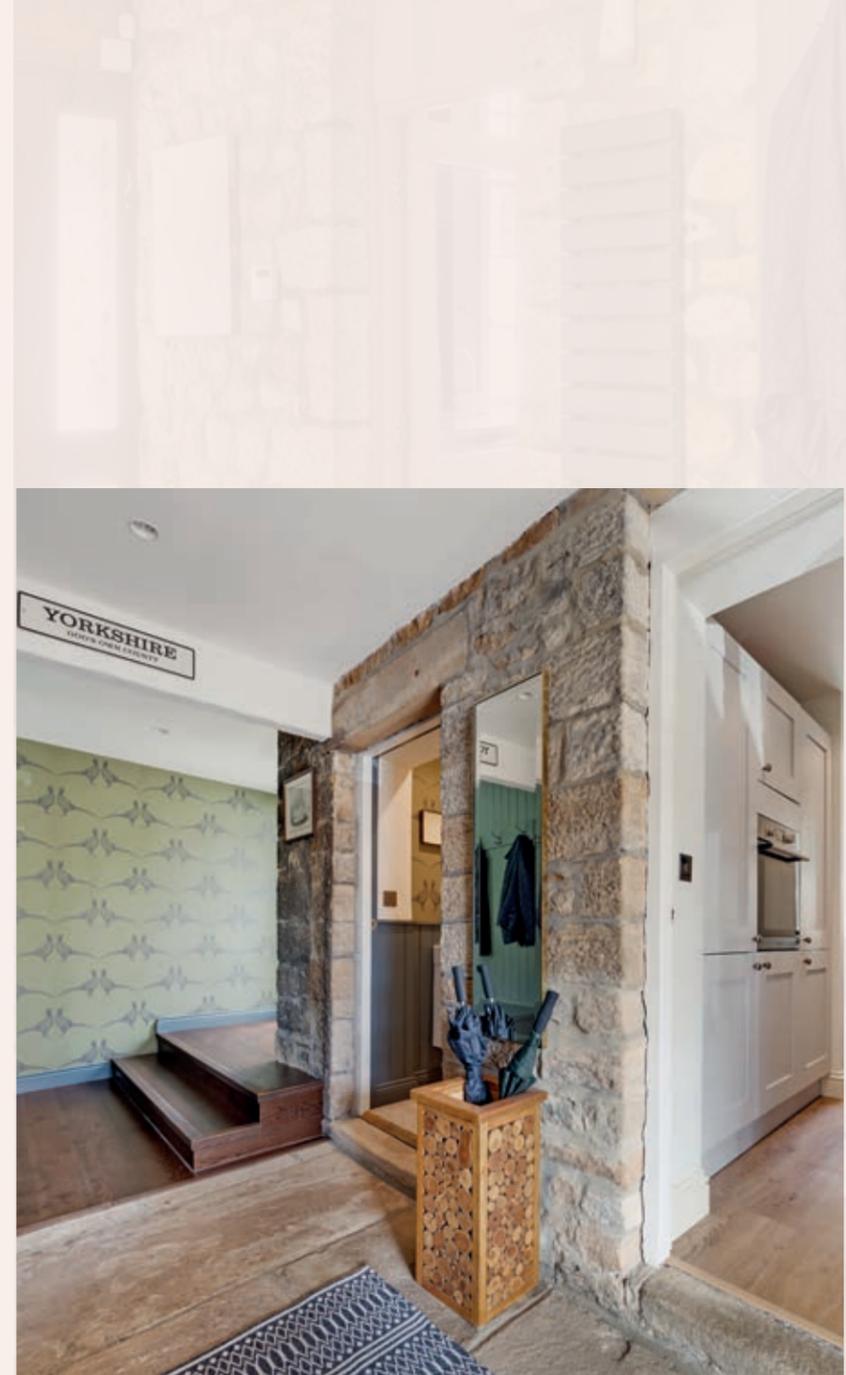
The adjoining snug, with its timber panelled walls, internal stained glass window, exposed beams and underfloor heating, provides an additional layer of warmth and charm, making it the ideal hideaway within the home.

HEART OF THE HOME...

“The morning sun streams through the windows in the kitchen and makes a great spot to eat breakfast, drink coffee and read the papers.”

The kitchen is undoubtedly the heart of this home, beautifully designed with modern fittings while retaining its classic character. The high-end appliances, including an electric Aga with a filter hood and integrated dishwasher, fridge and freezer, ensure this space is not only functional but a pleasure to use. The twin Belfast sinks and extensive quartz work surfaces offer ample space for food preparation, while the stone-flagged floor and underfloor heating create a welcoming, homely feel. The kitchen also includes an integrated bunk seating breakfast area, perfect for informal family meals or a relaxing cup of coffee.





LIGHT-FILLED PLACES...

"I feel so fortunate to call High Bank House home - it truly is a special place to live."

Off the kitchen is the modern day main entrance hall, which serves as a practical boot room and also offers access to the rear garden.

A conveniently located utility room is positioned off this hallway, which serves as a second kitchen with a conventional electric oven, sink and draining area and provides significant additional storage and space for appliances in the adjoining laundry room.

There is also a downstairs WC and a further room which is presently used as a gym, but which could serve as a home office or even a dog wash room as it benefits from its own external door and access to plumbing from the adjacent utility room.

BEAUTIFUL BEDROOMS...

Climb the elegant staircase to the first floor, where you will find the spacious principal suite. With a large splayed bay window overlooking the front of the property, this serene retreat features panelled walls, a practical walk in wardrobe through which is a stylish en-suite shower room with underfloor heating; the perfect sanctuary after a busy day.





CALMING ROOMS...

A further double bedroom of equal proportions to the principal suite has a large splayed bay window flooding the room with natural south-facing light, fitted wardrobes and is also adorned with wooden panelling.

REST & REFRESH...

To the rear is a third double bedroom, with fitted cupboards, offering a good sized room for younger members of the family.

There is also a beautiful spacious family bathroom off the half landing with a modern white suite, including a roll-top bath, walk-in shower, WC, wash hand basin and underfloor heating, which maintains an ambient temperature in this tranquil and relaxing haven.





UP AGAIN...

“The views across Addingham and the surrounding countryside are absolutely breathtaking.”

The second floor is home to two additional bedrooms, offering a versatile space perfect for older children, guests or even a private office. These rooms retain character, with exposed beams, offer useful eaves storage and have plenty of natural light streaming through windows that offer beautiful views of the surrounding countryside. An external staircase serves the largest bedroom on this floor, providing means of independent access. In the adjoining bedroom a well-appointed en-suite bathroom completes this floor, with a shower over bath, WC, wash hand basin and tiled floor with underfloor heating.

GLORIOUS GARDENS...

“The tranquility of the garden is the perfect complement to the elegance of the house - it’s a true haven of peace and privacy.”

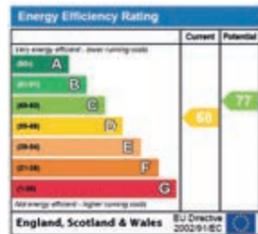
The south-facing front garden offers an opportunity to create a formal sun terrace, which gives access through a door, reminiscent of that in 'The Secret Garden', to the expansive rear garden. Mostly laid to lawn with mature fruit trees and shrubs, the garden gently slopes upwards taking advantage of the field views and features a large stone terrace, perfect for al fresco dining in the midday sun or at sundown or simply enjoying the peace and quiet of the surroundings. To the side of the property, the surfaced forecourt offers ample off-road parking for several cars, and the single garage with electric door provides further storage options.

High Bank House offers a unique combination of period charm, modern luxury and outstanding outdoor space, making it an exceptional family home in the heart of Addingham.



Total Approx. Floor Area 3088 Sq.ft. (287.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Grade II listed Georgian home with original features
- 4 reception rooms
- 5 bedrooms
- 3 bathrooms
- Wrap around gardens
- Off-street parking & single garage
- All mains services
- In the sought after village of Addingham
- Close to Ilkley (Best Place to Live 2025 for North & NE England), Skipton & Bolton Abbey
- Just outside the Yorkshire Dales National Park

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Co-op at the bottom of Main Street



CHEMIST:
Rowlands Pharmacy on Main Street (5 min walk)



GYM:
Home gym or various in Ilkley & Skipton



WALK:
So many to choose from! Along the River Wharfe to either Bolton Abbey or Ilkley; plus around the Cow & Calf on Ilkley Moor



PACES TO EAT:
The Fleece, Addingham; The Devonshire Arms, Bolton Abbey; The Box Tree, Ilkley



PUB:
There's four to choose from in Addingham, but The Swan is great for a drink and just minute's walk away



TAKEAWAY:
Spice Fusion (Indian) in the village, plus plenty in Ilkley & Silsden which deliver



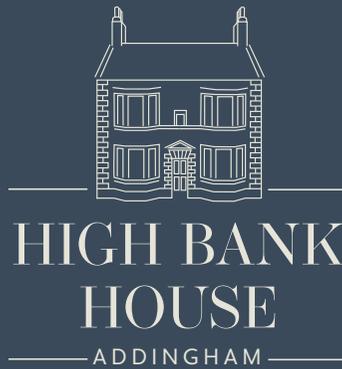
PUBLIC TRANSPORT:
Convenient bus service (bus stop less than a minute's walk) with services to Ilkley & Skipton and then trains to Leeds & Bradford



POI:
Cow & Calf Rocks on Ilkley Moor; Bolton Abbey; Malham Cove and many more



LOCAL SCHOOLS:
Primary: Addingham Primary School (Outstanding). Secondary: Ilkley Grammar School (Outstanding); Skipton Girls' High School & Ermysted's Grammar School (Good)



High Bank House, 46 Main Street, Addingham, Ilkley LS29 0PL

presented by



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