



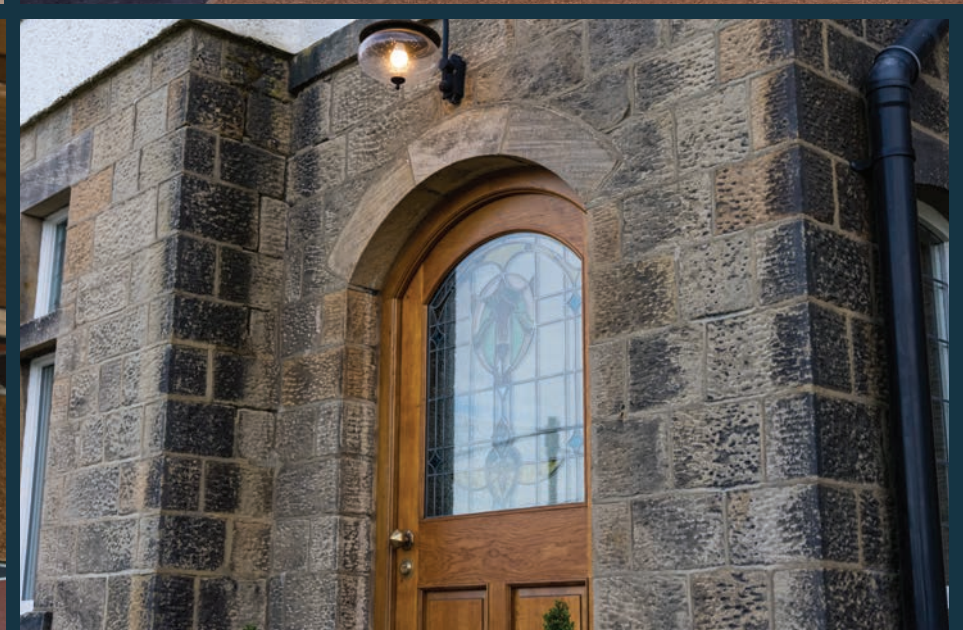
BEECHWOOD

Ilkley



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Beechwood sits behind electric gates on one of Ilkley's most admired roads, close enough to walk into town yet feeling quietly removed from it. A wide, sweeping driveway sets the house back from the road and provides generous parking, something rarely found so close to the centre. Inside, stained glass, fireplaces and original details give the rooms warmth and character, while well proportioned, flexible spaces make the house feel naturally suited to family life or for a professional couple who like to host.



"The entrance hall is what made us fall in love with the house, with its stained glass, exposed stonework and staircase."

AN ELEGANT WELCOME

The reception hall gives a good sense of the house straight away; it feels calm and welcoming rather than formal. Stonework framing the arched doorway reflects the home's history, while the oak front door with original stained glass casts soft patterns of light across the tiled threshold. A globe pendant provides a warm glow overhead and tall windows draw daylight into the space. Engineered oak flooring runs through the hall, with an under-stairs cupboard and a nearby cloakroom with high flush WC adding everyday practicality.





*“Winter afternoons here are our favourite.
The fire makes it so cosy.”*

A ROOM FOR QUIET MOMENTS

The sitting room feels warm and settled, especially in the afternoon light. A generous bay window looks out to the garden, while deeper wall tones are balanced by crisp cornicing, picture rails and oak flooring. The chimney breast, finished in Little Greene Olive Colour 72, adds depth to the room. At its centre, a fireplace with a log burning stove creates a natural focal point, making this a space that works just as well when the house is busy as it does when it's quiet.





A STUDY WITH SOUL

The study is a room people tend to remember. Stained glass windows filter the light throughout the day, casting gentle colour across the space and giving it a calm, uplifting feel. A restored Victorian fireplace with timber surround and original tiled detailing anchors the room, while built-in shelving and cabinetry painted in Little Greene Adventurer provide useful storage without overwhelming the space.





HEART OF THE HOME

The open plan kitchen diner is where everyone naturally ends up. Used from early mornings through to late evenings, it feels equally suited to everyday life and entertaining. A bespoke Wentworth kitchen anchors the room, with solid oak cabinetry and antique Labrador granite worktops. The Smeg range sits beneath a bespoke oak surround, forming a natural focal point, while integrated appliances are neatly concealed. A Franke Triflow tap provides filtered water on demand.





“Hosting always feels simple when the doors are open and the garden becomes part of the space.”

Riven Yorkshire stone flooring runs throughout, with underfloor heating ensuring comfort all year round. A generous island with breakfast bar seating draws people in for coffee, homework or conversation. Everything feels well considered, from the materials to the amount of natural light, with thoughtful lighting and a recessed speaker system allowing the mood to shift easily from day to evening.

The dining area sits beside the bi-folding doors. When opened, the south facing garden becomes a natural extension of the room, making summer lunches and relaxed gatherings easy.







PRACTICAL SPACES WITH FLEXIBILITY

From the dining area, a door leads through to the integral garage and into the utility and boot room. Designed to support daily routines, it includes solid oak worktops, a stainless steel sink and laundry provision, and works equally well as a boot room or home gym.

Above, a versatile playroom or den provides valuable additional space set apart from the main living rooms. Natural light pours in through a feature front window and two Velux rooflights, while engineered oak flooring and eaves storage allow the room to adapt as needs change.





A PRINCIPAL SUITE WITH GRACE

The staircase rises gently to the first floor, softened by a carpet runner that reveals painted wood beneath. A stained glass window brings colour and light to the landing, while a light grey carpet runs throughout, creating continuity.

The principal bedroom feels calm and separate from the rest of the house having been part of a two-storey addition to the home by the current owners. French doors open onto a Juliet balcony overlooking the south facing garden, bringing in light and fresh air. Built-in ceiling speakers add to the relaxed feel. An arched opening leads to the dressing room with fitted storage, while the en-suite shower room is finished with tiled walls, a walk-in shower, wall mounted basin, WC and underfloor heating.





COMFORTABLE BEDROOMS

Once the principal bedroom, the largest of the three remaining bedrooms enjoys windows to both front and rear with north facing views across rooftops to Denton Moor and a black cast iron fireplace. Two further rooms sit to the side of the house, each offering a calm atmosphere and flexible use for children, guests or working from home.

The house bathroom serves these rooms with ease, fitted with a bath and rainfall shower above, wash basin and WC. White tiled walls, underfloor heating and a front facing window make the room practical and comfortable.

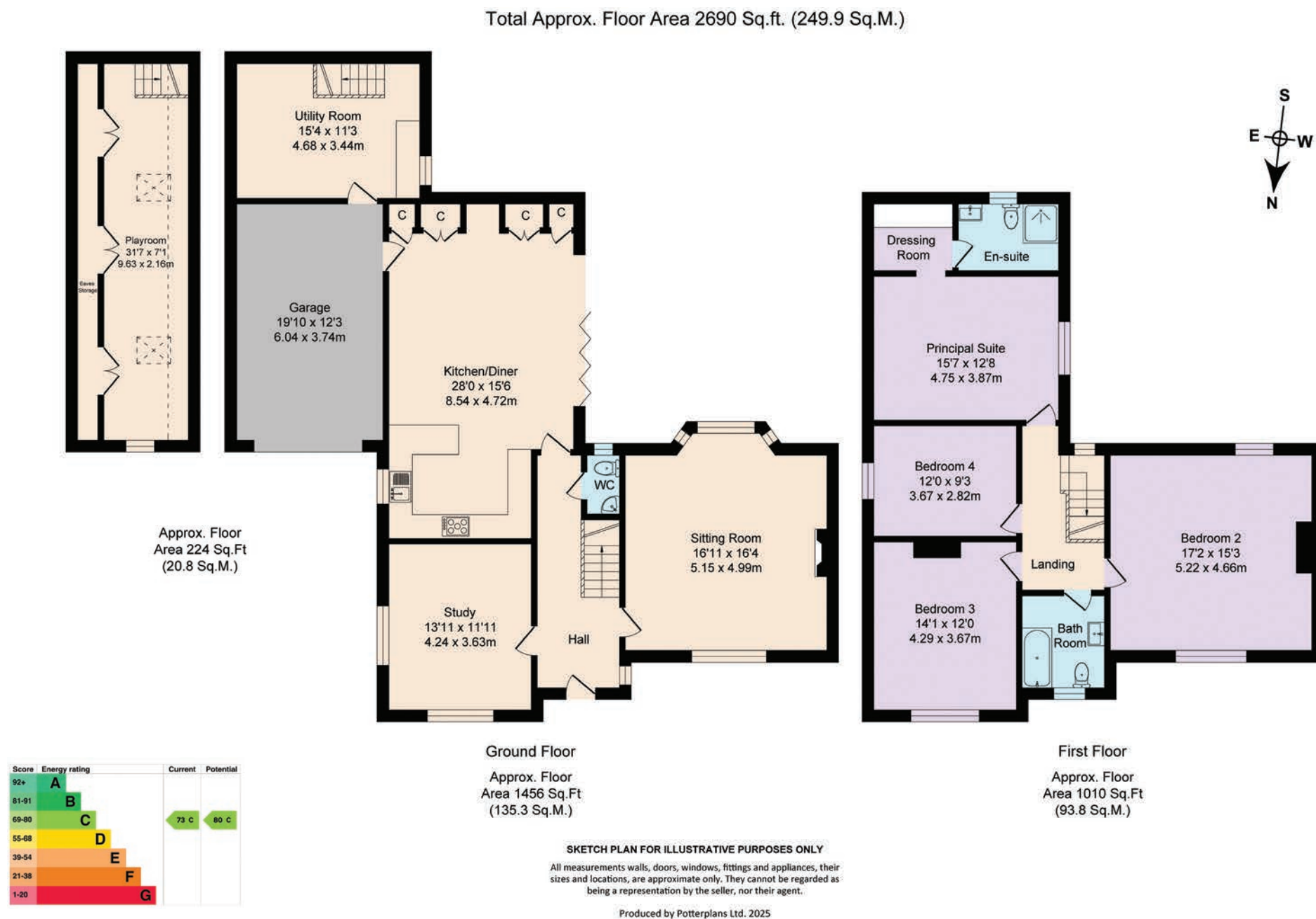




GARDENS TO ENJOY

Outside, the gardens are well arranged and straightforward to enjoy. Riven Yorkshire stone patios to the rear and side provide space to sit or dine in the south facing sun, while lawned areas to the front and rear invite play. Stone retaining walls and fencing create genuine privacy, with a discreet bin store and woodstore to one side. The driveway, accessed via electric gates, offers ample parking that leads to an integral single garage that completes the sense of arrival at Beechwood.





BEECHWOOD

Ilkley

FINER DETAILS

- Detached family home
- 4 double bedrooms
- 3 reception rooms
- Period features throughout
- Open plan kitchen diner
- Thoughtfully extended and renovated throughout
- Integral garage with adjoining utility room & snug
- South facing garden
- Electric gated driveway
- Mains services



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:

Tesco Superstore (15 min walk);
Booths (8 min drive)



CHEMIST:

Pharmacy+Health (6 min walk);
Boots Pharmacy (5 min drive)



WALK:

You can walk straight to Ilkley Moor from
the house or down to the River Wharfe



GYM:

Ilkley Tennis Club (8 min drive);
XO Fitness (5 min drive)



PUB:

Wheatley Arms (10 min walk);
The Cow and Calf (2 min drive)



PLACES TO EAT:

The Box Tree (6 min drive) Piccolino
& Betty's Tea room are both a 5 min
drive, Lettie's Café (15 min drive)



TAKEAWAYS:

Ashiana Indian Takeaway (2 min drive);
New Lemon Tree Chinese
(5 min drive)



POI:

Ilkley has been recently voted the Top
Town in the Country to live in! It is
the gateway to the amazing Yorkshire
Dales and is a Victorian spa town; Ilkley
Pool & Lido (5 min drive)



LOCAL SCHOOLS:

Primary: Ben Rhydding Primary (15 min walk); All Saints C of E
(6 min drive), Secondary: Ilkley Grammar School (15 min walk);
Prince Henry's Grammar, Otley (15 min drive)



PUBLIC TRANSPORT:

Bus: services run regularly from Ilkley. Train:
Ilkley station (10 min walk) & Ben Rhydding
station (5 min walk) both have regular trains
to Leeds and Bradford



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presented by



WHAT3WORDS: knowledge.pints.flag

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