

Reservoir House  
Ilkley  
LS29











## A unique and impressive family home built in a former reservoir.



Reservoir House is a spectacular 'Grand Designs' home on the edge of Ilkley Moor. Offering an incredible amount of glass and natural light, this fabulous contemporary home was built in the former Hawksworth Moor Reservoir.

This eco friendly and efficient home extends to over 12,000sqft of cutting edge architecture, the accommodation is based around three individual structures - The main family home, the guest house and extensive garaging with home office and gym - all surrounding a central courtyard nestled within the existing walls of the reservoir.











This phenomenal property is accessed via a substantial sliding electric gate in the retained side wall of the reservoir, with parking for numerous vehicles and quadruple garaging.

The main family home is accessed via a glass entrance lobby which opens through into the outstanding ground floor entertaining space.

Upon entry is an open plan living dining kitchen, with bespoke and extensively fitted breakfast kitchen and pantry - hand made by Secret Drawer in Skipton, with an impressive eight seater island unit and Miele appliances including; four steam ovens, microwave combination oven, bean to cup coffee machine, two integrated dishwashers, a full height fridge freezer, twin induction hobs and induction wok, teppan plate and Quooker boiling tap. Above the kitchen is a mezzanine level with games rooms, glass galliered balcony over looking the kitchen below and 360 degree panoramic view over Wharfedale towards Armscliffe Cragg and The Chevin.

The internal hallway offers a utility/boot room, WC and storage and leads to a separate living area with bi-folding doors out to the main sun terrace.











**Stunning, spacious and luxurious master bedroom suite.**







To the lower ground floor is a cinema room with Dolby Atmos Onkyo Sound system with 4k Projector a further laundry / utility room, impressive and generous master bedroom with en-suite bathroom with twin waterfall showers, separate bath and a substantial walk in wardrobe. There are a further three double bedrooms all with en-suites and access to the central courtyard. The property benefits from a full Control4 LED based lighting and audio system and NIBE ground source heat pump, hot water system, heat recovery system and underfloor heating.

Across the courtyard is a self contained annexe with two/three bedrooms, three shower rooms and an open plan living/dining kitchen, perfect for guests and relatives.

Set behind the annexe is a double storey building with quadruple garaging, plant room, storage on the ground floor and a home workspace/studio, gym with golf simulator/range, shower room, WC and kitchen on the first floor.

Outside and within the reservoir walls is a well landscaped central courtyard with planted raised beds, decking and seating - perfect for entertaining.

The property also benefits from 12 acres of private land that comes with Reservoir House.











## Approximate Gross Internal Floor Area

Main House = 8,560 sq ft

Annexe = 850 sq ft

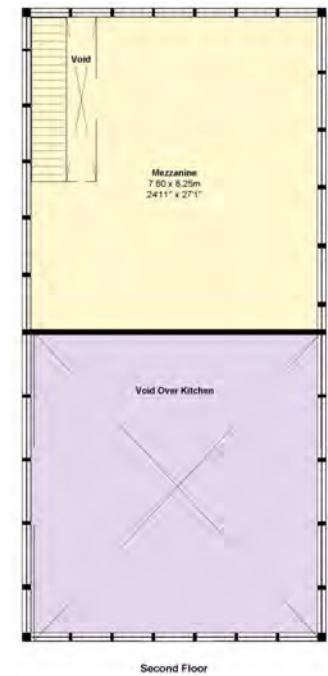
Office / Gym = 1,540 sq ft

Garaging = 1,540 sq ft

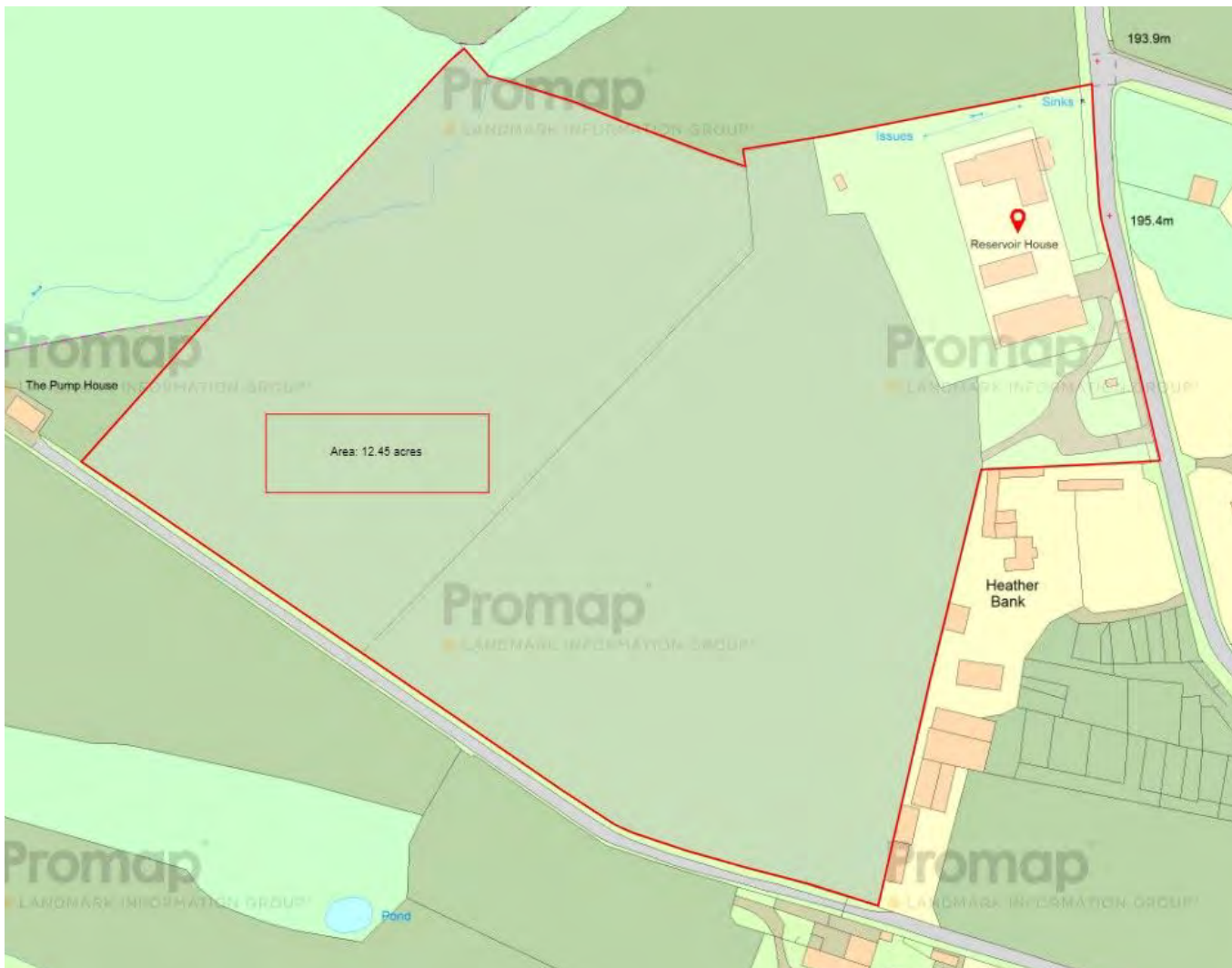
**TOTAL = 12,490 sq ft**

(Excluding Terraces)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars







## Location

Reservoir House is to be found on the South East side of Ilkley. A most desirable location in its own right with Ilkley town centre approximately 3 miles away offering comprehensive shops, restaurants, boutique cinema, cafes and everyday amenities including two supermarkets, health centre, playhouse and library. The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. There is also a regular train service that runs from the town to both Leeds and Bradford.

## Directions LS29 6AU

From Ilkley town centre take Cowpasture Road heading towards Burley Woodhead with the Grammar school on your left hand side, the road turns into Moor Road, follow through the tight left and then tight right turn, continue for another mile where the property is on the right hand side directly after the left turn onto Moor Lane which you do not take.

## Services

Spring water 10,000L storage capacity, mains electricity and Klargestor waste treatment drainage system are installed. Nibe ground source heat pump heating.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

Email: harrogate@knightfrank.com

www.knightfrank.com

Knight Frank  
Harrogate  
24 Albert Street  
Harrogate  
HG1 1JT

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**We would be delighted to tell you more.**

**Harlan Pollitt**  
01423 535 375  
harlan.pollitt@knightfrank.com

**Emma Hodgson**  
01423 535 379  
emma.hodgson@knightfrank.com



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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