

# Gib Field House Ben Rhydding Drive Ilkley







## A stunning, and newly developed farm house in Ilkley.



A unique stone farmhouse set within approx 3.5 acres and offering refurbished and extended accommodation, with four bedrooms, stunning views and finished to an exceptionally high standard throughout whilst retaining much of its original character.

The refurbishment, undertaken by Woodhall Homes Development Ltd, incorporates high quality fittings throughout including an exceptional kitchen with integrated appliances and granite work surfaces, luxury bathrooms and under floor heating to the ground floor.





**Impressive far reaching  
views across the Wharfe  
Valley.**







Occupying an idyllic rural setting on the edge of Ilkley within a short stroll of moorland walks and with amazing valley views from an elevated setting, Gib Field House comprises a newly renovated and extended farmhouse offering beautifully appointed accommodation which sympathetically blends the contemporary and traditional.

Arranged over two floors the property incorporates a welcoming hallway, a stunning fitted kitchen with adjoining dining area / sun room, a sitting room and dining room together with a rear hall, sizeable office / tack room, utility and shower room, ideal for the equestrian purchaser. The accommodation at first floor level provides a master bedroom with en suite facilities, three further bedrooms and a bathroom.

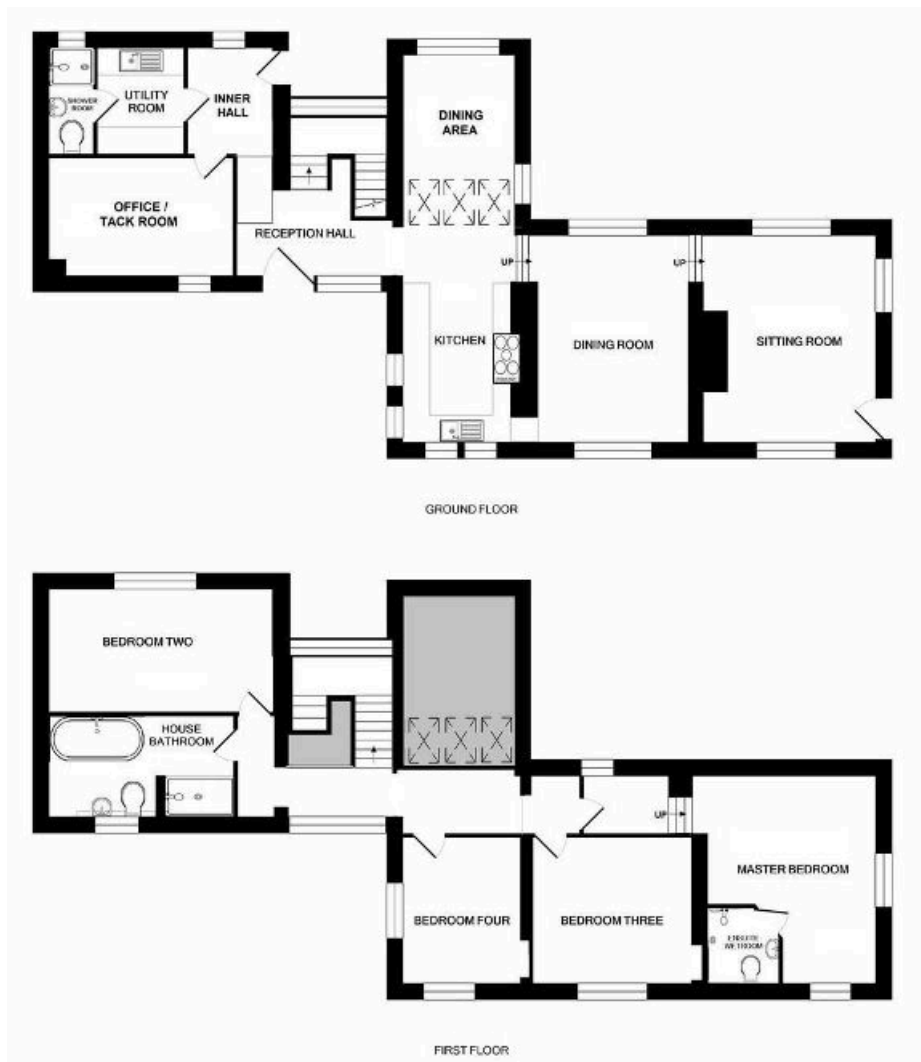
#### OUTSIDE

Gib Field House stands within impressive grounds extending to about 3.5 acres. To the front and side of the property is a charming cottage style garden bordered in part by dry stone walling. A block paved driveway area leads to a newly built green oak double car port. To the rear of the property is an enclosed paddock.









## Location

Ben Rhydding is to be found on the eastern side of Ilkley. A most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a post office, church, train station and Wheatley Arms Hotel. Ilkley town centre is approximately a mile away and offers more 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 8BH

From the centre of Ilkley proceed in an eastwards direction into Station Road and at the mini roundabout continue straight ahead into Springs Lane. Continue for about a mile into Ben Rhydding and just beyond the parade of shops on the right hand side turn right into Wheatley Lane and then immediately left into Ben Rhydding Drive passing through a pair of impressive stone gateposts. Continue up Ben Rhydding Drive for about a mile, passing the junction with Cragg Drive on the right. Take the next turning Right immediately beyond 'Uplands' and follow the drive to the end. Turn right into a private driveway which leads directly to Gib Field House.

## Services

The property has a mains electricity and water supply. Drainage is to a new private drainage / water treatment plant.

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

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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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