



Westwood Drive | Ilkley | LS29 9QX

Guide price £950,000

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Hollybrook Cottage

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Originally dating back to the 1850s, this beautifully restored former coach house seamlessly blends period charm with contemporary luxury. Recently renovated to an exceptionally high standard, this property offers stylish and versatile living in one of the area's most-sought after locations, right on the edge of Ilkley Moor.

The accommodation includes three well-proportioned bedrooms to the first floor and a flexible lower ground floor living space, perfect for use as a studio, family room or fourth bedroom. Additionally the property features mature front and rear gardens and off-street parking with EV charging.

This unique home offers a rare opportunity to enjoy character, comfort and convenience in an outstanding setting.

- Charming Period Property
- Bespoke Modern Kitchen
- Flexible Lower Ground Floor Accommodation
- Well Landscaped Rear Garden
- Off-Street Parking with EV Charging
- Peaceful Yet Convenient Location

Fully double glazed and with gas central heating, the accommodation comprises:

GROUND FLOOR

Entrance Porch

With a tiled floor, exposed stone and a window to the side elevation. Glazed double doors to:

Entrance Hall

With oak flooring and stairs to the first floor.



A standout feature is the highly versatile lower ground floor, that provides a space large enough to function as a living space, studio or bedroom as well as a cloakroom and shower room/utility.



Living Area

16'1 x 13'6 (4.90m x 4.11m)

An inviting living area with a wood burning stove, exposed beams, oak floor and windows to two sides. A wide opening leads to:

Dining Kitchen

19'1 x 16 (5.82m x 4.88m)

A bespoke designed kitchen by Handmade Kitchens of Christchurch comprising an extensive range of base and wall units with quartz worktops, including a large quartz-topped island with breakfast bar. Integrated appliances include a Falcon range with five ring gas hob, fridge/freezer and a dishwasher. Bi-folding doors to:

Garden Room

11 x 7'11 (3.35m x 2.41m)

Glazed to three sides and enjoying a beautiful outlook over the rear garden.

Dining Room

16 x 12'9 (4.88m x 3.89m)

Featuring a stunning open fire with decorative tiled surround and marble hearth. Also including recessed display shelving and cabinets, ceiling rose, picture rail and exposed beams. Two windows offer an outlook over the front garden.

FIRST FLOOR

Landing

With plenty of natural light via a window plus velux window.

Bedroom

19'1 x 16'2 (5.82m x 4.93m)

An ample double bedroom with a range of recessed wardrobes and a dual aspect.

Bedroom

11'9 x 11'3 (3.58m x 3.43m)

A further double bedroom with a recessed wardrobe plus store cupboards over.

Bedroom

13'9 x 7'5 (4.19m x 2.26m)

Featuring a large recessed store cupboard, recessed shelving and a window to the front elevation.

Bathroom

9'11 x 8'3 (3.02m x 2.51m)

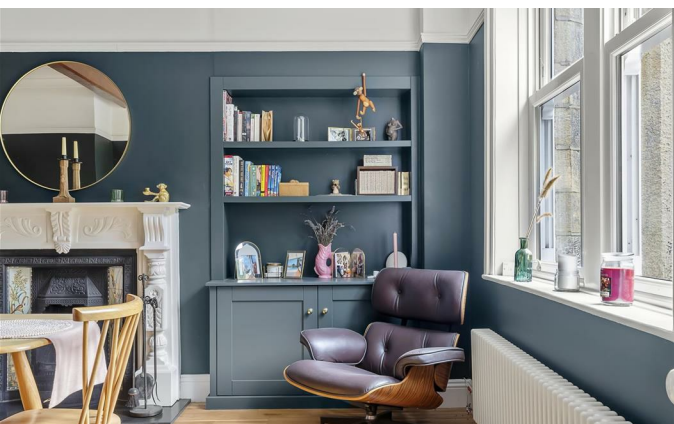
Highly appointed and comprising a bath, walk-in rainfall shower, hand wash basin, W.C and a heated towel rail.

LOWER GROUND FLOOR

The lower ground floor has been professionally tanked and insulated by a local specialist. It conforms to all building regulations, including for use as a bedroom.

Inner Hall

With a useful store area.



Studio/Bedroom

15'5 x 12'11 (4.70m x 3.94m)

A versatile space including exposed beams and French doors to the rear garden.

Cloakroom

Adjoining the Studio/Bedroom and including a hand wash basin, WC and heated towel rail.

Utility/ Shower Room

15'2 x 5'5 (4.62m x 1.65m)

Featuring a good range of base and wall units with coordinating timber work surfaces, washing machine and dryer. Cupboard housing the boiler. Walk-in rainfall shower and a heated towel rail.

OUTSIDE

Front Garden

A pretty yet easily maintained paved front garden featuring well-stocked flower beds, a greenhouse and two external stores.

Parking

With EV charging, a cobbled area provides off-street parking.

Rear Garden

A thoughtfully landscaped and mature garden with upper and lower lawns, featuring mature trees and shrubs, garden shed, rockeries and an abundance of flower beds.

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.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

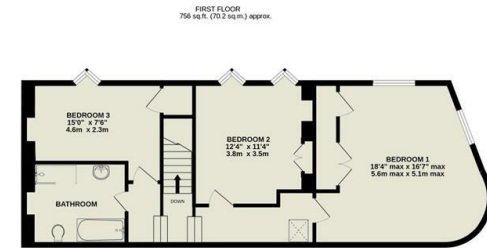
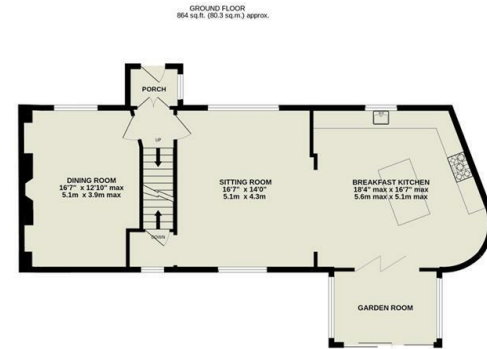
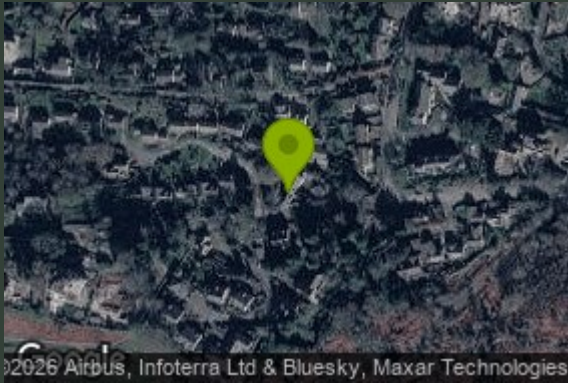
Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



Set towards the bottom of Westwood Drive, Hollybrook Cottage is located within walking distance of both Ilkley Moor and the town centre.

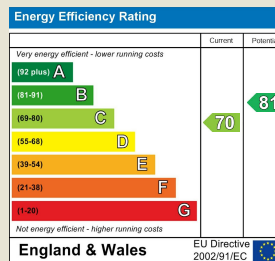




TOTAL FLOOR AREA: 1961 sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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