



TIVOLI
Langbar Road | | Ilkley | LS29 0EE

£2,500,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Tivoli, Langbar Road |
Ilkley | LS29 0EE
£2,500,000

A rare opportunity to purchase one of the finest residences in Ilkley, 'Tivoli' offers over 5000 square feet of accommodation and stands within grounds of circa 2.78 Acres. Accessed via a private drive with a secluded setting backing onto open Countryside. 'Tivoli' enjoys some outstanding views towards Ilkley and the Moors beyond. The accommodation in brief comprises entrance hall, cloakroom, sitting room, study, dining room, breakfast kitchen, utility room, family room, further downstairs WC, Mezzanine level providing a bedroom, snug sitting area, shower room and balcony area. To the first floor the property has a principal suite providing, dressing area with walk in wardrobes, ensuite bathroom, sauna and further dressing room/study, three further bedrooms, family bathroom and separate WC. Integral double garage and a selection of ancillary buildings. Formal gardens extending to approximately 2.78 acres.

- Over 5000 square feet of accommodation
- South Facing Gardens
- Five Reception rooms
- Formal gardens extending to approximately 2.78 acres
- Five Bedrooms
- Secluded setting

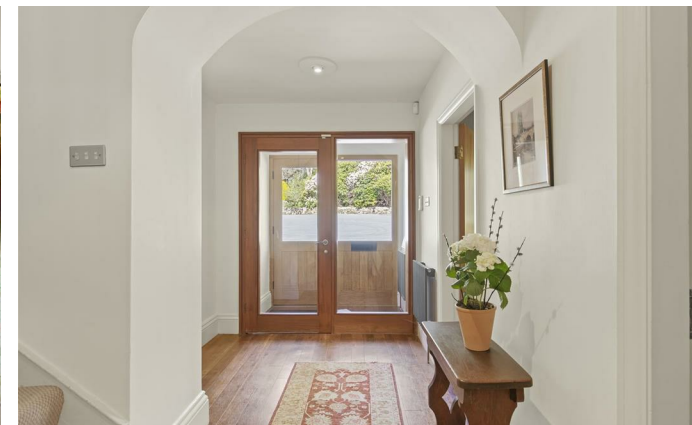
GROUND FLOOR

Entrance Porch

With a wooden and glazed front door and a tiled floor. A wooden and glazed door opens onto the spacious reception hall.

Entrance Hall

A welcoming space with an LVT wood effect flooring, archway and spotlights.



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Cloakroom

6'7 x 6'2 (2.01m x 1.88m)

With a window to the side elevation, LVT wood effect flooring and a pedestal wash basin. A separate WC with a further window to the side elevation and a built in cupboard.

Sitting Room

17'10 x 25'10 (5.44m x 7.87m)

A generous space with windows to the front elevation and bi folding doors to the rear offering wonderful views over the garden and opening onto the terrace area. Recess built in cupboards and bookcases. A stone fireplace with an open grate and built in wood store.

Rear Entrance Vestibule

Leading directly off the sitting room and giving access to the garage. Window to the rear elevation, tiled floor and useful coat hooks.

Study

14'00 x 13'02 (4.27m x 4.01m)

Window to the rear elevation incorporating a window seat, LVT wood effect flooring and door to the rear elevation.

Breakfast Kitchen

22'8 x 9'0 (6.91m x 2.74m)

Fitted with a range of base and wall units, coordinating Corian work tops and tiled splash backs inset one and half bowl sink unit and waste disposal unit. A range of integrated appliances to include Miele oven, hob and stainless steel hood over, dishwasher, microwave and recycle unit. Space for an American style fridge freezer. Two windows to the front elevation, built in seating area and dining table and LVT wood effect flooring. Useful pantry area off.

Dining Room

23'11 x 13'11 (7.29m x 4.24m)

With windows to the rear and side elevations. Built in window seat and drinks cupboard.

Utility Room

9'3 x 9'0 (2.82m x 2.74m)

With a window to the front elevation, tiled walls and floor. Stainless steel sink unit and plumbing for a washing machine.

Wine Store

9'0 x 5'2 (2.74m x 1.57m)

Tiled floor.



Family Room

31'5 x 24'1 (min 14'0) (9.58m x 7.34m (min 4.27m))

A stunning space with a full height ceiling and mezzanine with Minstrel's balcony. Windows to the rear, front and side elevations. French doors lead out onto the terrace area.

Entrance Vestibule

With a door to the front elevation. Cloakroom off comprising a WC, basin, a window to the front elevation and part tiled walls.

MEZZANINE AREA

Snug

13'10 x 13'8 (4.22m x 4.17m)

With a minstrel's balcony overlooking the family area. Window to the front elevation, Door giving access out onto the balcony.

Shower Room

Fitted with a suite comprising a shower, WC and pedestal washbasin, tiled splash backs. Window to the rear elevation and a useful under eaves storage cupboard.

Balcony

Overlooking the garden and the views beyond.

Bedroom

10'9 x 9'9 (3.28m x 2.97m)

With a window to the side elevation. Sloping ceiling.

FIRST FLOOR

Landing

With a window to the front elevation.

Principal Suite

Comprising:

Bedroom Area

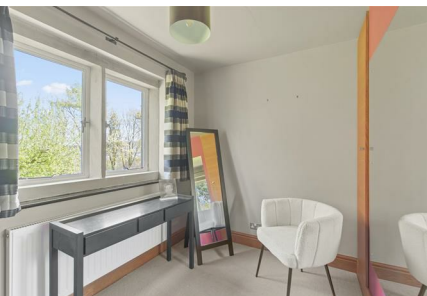
20'1" x 14'6" (6.12m x 4.42m)

A generous bedroom with windows to the front and side elevations.

Dressing Area

19'2 max x 18'6 (5.84m max x 5.64m)

Window to the front elevation. Two walk in wardrobes fully fitted out with storage and hanging space.



Ensuite Bathrom

15'9 x 11'1 (4.80m x 3.38m)

Fitted with suite comprising a bath, walk in shower, twin vanity sink unit and inset WC. Tiled walls and floor. Access to under eaves storage.

Sauna

Dressing Room

10'10 x 6'10 (3.30m x 2.08m)

Window to the side elevation and a fitted wardrobe.

Bedroom Two

14'10 x 13'5 (4.52m x 4.09m)

A window to the rear elevation incorporating a window seat. Pedestal wash basin.

Bedroom Three

13'5 x 10'1 (4.09m x 3.07m)

Window to the rear elevation incorporating a window seat. Pedestal wash basin and built in cupboard.

Bedroom Four

14'4 x 11'6 (4.37m x 3.51m)

Two windows to the side elevation and window seat. Pedestal wash basin. Loft access hatch. Built in shelved cupboard.

Bathroom

10'2 x 9'1 (3.10m x 2.77m)

Fitted with a suite comprising a panelled bath, pedestal wash basin, and shower cubicle. LVT flooring. Window to the side elevation and window seat.

Separate WC

With a window to the front elevation.

Integral Double Garage

24'4 x 18'02 (7.42m x 5.54m)

With an electric up and over door, windows to both the side and rear elevation. Two outside taps.

Single Garage

28'4 x 8'3 (8.64m x 2.51m)

With a roller shutter electric door and two windows to the side elevation.

Boiler Room

Containing the oil fired boiler and a window to the rear elevation.



Ancillary Building

24'5 x 7'7 (7.44m x 2.31m)

With a tiled floor and a window to the front elevation.

Wood Store

Useful undercover wood and bin store.

Store Room

6'7 x 6'1 (2.01m x 1.85m)

Work shop

10'0 x 8'1 (3.05m x 2.46m)

Gardens

Double wooden gates give access to a sweeping tarmac driveway providing ample turning and parking space. A particular feature to this property are the formal gardens amounting to approximately 2.78 acres. A fabulous Yorkshire stone terrace runs the full width of the property perfect for outdoor furniture and taking in the gardens and views. Level lawns beyond with a small lake. Mature hedges. Garden store.

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

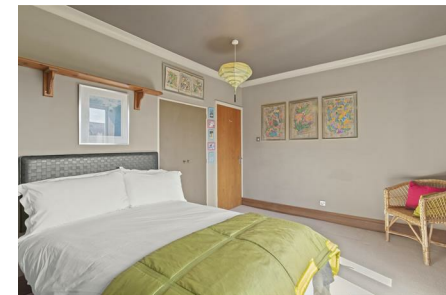
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification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



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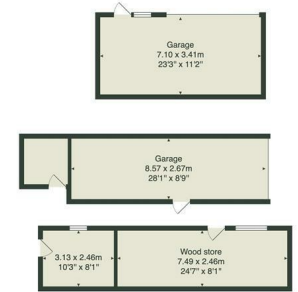




First Floor



Ground Floor



Outbuildings

Total Area: 470.4 m² ... 5063 ft² (excluding balcony, wood store, garage)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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