Harrison Robinson

Estate Agents



Stonecroft Owler Park Road, Ilkley, LS29 0BG

Guide Price £1,890,000

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Reception Hall
15'1" x 10'9" (4.6 x 3.3)
A solid, original, oak entrance door opens into the most superb reception hall of generous proportions. Light floods in through the large window, which affords a lovely view over the beautiful, landscaped gardens and countryside beyond. Charming features such as boxed beams and stunning, return oak, panelled staircase are enhanced by the soft, light decor. Laminate flooring and two radiators.

Sitting Room
16'4" x 12'9" (5.0 x 3.9)
A lovely, good-sized reception room enjoying a cosy ambiance courtesy of the muti-fuel stove set within a charming feature fireplace. The large, bay window affords the most stunning Wharfe Valley views. A side window accentuates the bright atmosphere. Boxed beams, ceiling rose, carpeting and two radiators.

Breakfast Kitchen
14'5" x 12'9" (4.4 x 3.9)
A charming, bespoke, country cottage style, fitted kitchen with solid wooden worksurface and upstands incorporating a dresser unit with illuminated glass cabinet and display shelving. Fully programmable, gas fired AGA with an electric module with four hot plates, main oven and oven/grill, tiled splashback and extractor over. An inset dual stainless-steel sink with monobloc tap sits beneath a window affording the beautiful valley views. Neff dishwasher, separate, inbuilt fridge and freezer. Central island with power sockets and walk-in pantry with side window and shutters. Stone tiled floor, cornicing and downlighting.

Lounge
22'11" x 13'9" (7.0 x 4.2)
A most elegant room of excellent proportions, filled with light courtesy of the large, south facing, bay window. Cast iron, gas stove sitting within a charming, stone fireplace. The ceiling cornice and ceiling rose accentuate the characterful feel of this superb reception room. Carpeting and two radiators.

Garden Room
19'0" x 18'4" (5.8 x 5.6)
A fabulous room for all seasons, this is a stunning addition to the property, which benefits from a wonderful feeling of light and space not to mention spectacular Wharfe Valley views and aspects over the beautiful gardens. Approached from the lounge and leading out onto the sizeable stone flagged terrace, this lends itself perfectly to entertaining. Stone tiled floor, radiators and electric roof blinds.

Entrance Porch & Hall
A solid timber door to the rear of the property opens into a useful entrance vestibule with stone floor, radiator and two windows. A half-glazed door with beautiful stained glass panel and cleverly conceived cupboards to one side and above the door opens into the inner hallway leading to the reception hall. A cupboard houses the boiler, the hot water tank and the consumer unit. Under stairs storage cupboard. Beams, laminate flooring and two radiators.

Dining Room
14'5" x 12'5" (4.4 x 3.8)
A stunning dining room with dual aspect windows framing lovely aspects over the meticulously tended, lawned gardens. A vaulted ceiling with exposed roof trusses enhances the feeling of space and lends character whilst a Velux window accentuates the bright atmosphere. Carpeting and three radiators.

Utility Room
7'6" x 5'6" (2.3 x 1.7)
A bright and airy utility room. Belfast style sink with traditional style monobloc tap with bespoke double cupboard below and solid wooden worksurface over. Space and plumbing for a washing machine, space for a tumble drier. Creel above sink and drainer worktop. Window to the rear elevation. Ceramic tiled floor, cornicing, radiator, extractor fan and downlighting.

WC
Fitted with a traditional style, high level w/c and a vanity washbasin with monobloc tap. Tiled floor, heated towel rail, wall mirror, extractor fan and downlighting.

Landing
The beautiful staircase leads up to a generous landing. A window to the rear lets the light flood in. Cornicing, carpeting , two radiators, airing cupboard and loft hatch.

Master Bedroom
16'8" x 14'5" (5.1 x 4.4)
A wonderfully proportioned Master bedroom - an oasis of peace and calm with a large, bay window capturing the most stunning, far reaching, countryside view whilst allowing the light to flood in to this wonderful room. Cornicing, ceiling rose, carpeting and two radiators.

En Suite
A beautifully appointed four-piece ensuite bathroom incorporating a claw foot roll top bath with traditional style central mixer taps and hand held shower attachment, a shower cubicle with mains shower and extractor fan, separate hand held shower and glazed door, a pedestal washbasin and a high level w/c. Tongue and groove panelling, radiator and traditional style heated towel rail. Italian tiled floor and cornicing. Dual aspect windows with opaque glazing.

Bedroom Two
16'4" x 11'1" (5.0 x 3.4)
A superb, generous, double bedroom benefitting from delightful views over the expansive, private, lawned garden and towards the magnificent Ilkley moorland through a large, south facing, bay window. Storage is amply catered for in stylish, contemporary, fitted wardrobes across one wall. Cornicing, ceiling rose, carpeting and two radiators.

En Suite
A luxury four-piece ensuite bathroom comprising of a freestanding slipper bath, a traditional style washbasin, a large corner glazed shower cubicle with mains shower and a low-level w/c. Tiled to half height with complementary vinyl flooring. Ceiling cornicing and ceiling rose. Window with opaque glazing, towel radiator and extractor fan.

Bedroom Three
13'1" x 11'5" (4.0 x 3.5)
A spacious, double, dual aspect bedroom to the rear of the property enjoying superb views towards the iconic Cow and Calf rocks. Carpeting and two radiators.

Bedroom Four
12'1" x 9'2" (3.7 x 2.8)
A fourth double bedroom, currently used as a study. Spectacular, far reaching valley views. Cornicing, ceiling rose, carpeting and two radiators.

House Bathroom
A great-sized, traditional style, four-piece house bathroom comprising of a claw foot bath with central mixer tap and hand held shower attachment, a pedestal washbasin, a low-level w/c and a fully tiled, glazed shower cubicle with mains shower. Tongue and groove panelling to half-height with a lovely, large, matching, decorative wall mirror. Heated towel rail and radiator. Cornicing, vinyl flooring and extractor fan. Three windows allow for ample natural light.

Triple Garage, Driveway & Parking
35'1" x 18'4" (10.7 x 5.6)
Electric drive gates open onto a long driveway leading up to the triple garage with ample parking space. A most generous triple garage with electric, remote control doors, power, emergency access panel and a sink with hot and cold water feed.

Apartment Lounge / Dining Room
18'4" x 17'0" (5.6 x 5.2)
This stunning room of wonderful proportions enjoys the most beautiful, far reaching views across the valley. Light floods in through the large windows to the front, south facing elevation with Velux windows enhancing the bright atmosphere. Carpeting, TV point and two radiators.

Apartment Kitchen
11'5" x 8'6" (3.5 x 2.6)
A lovely, well-equipped, modern kitchen with wooden fronted units with complementary laminate worksurface over. A stainless-steel, electric oven with stainless-steel, gas hob and glass splashback over, an undercounter fridge and plumbing for a washing machine. A stainless-steel sink sits beneath a west facing window, which together with a Velux window allows the light to flood in. Practical, vinyl flooring.

Apartment Bedroom
16'8" x 9'6" (5.1 x 2.9)
A lovely, spacious, double bedroom benefitting from stylish, contemporary, fitted wardrobes spanning one wall. A window to the side elevation and a Velux window allow for ample natural light. Carpeted flooring and two radiators.

Apartment WC Shower Room
A good-sized shower room incorporating a corner glazed shower cubicle with mains shower, a low-level w/c and a pedestal washbasin. Chrome ladder towel radiator, a further radiator, vinyl flooring and extractor fan. A cupboard houses the central heating boiler, which is only two years old.

Gardens
The property sits well on its most generous plot and enjoys breathtaking views across Ilkley and the moorland beyond. Expansive gardens to the front of the property are laid principally to lawn and benefit from various south

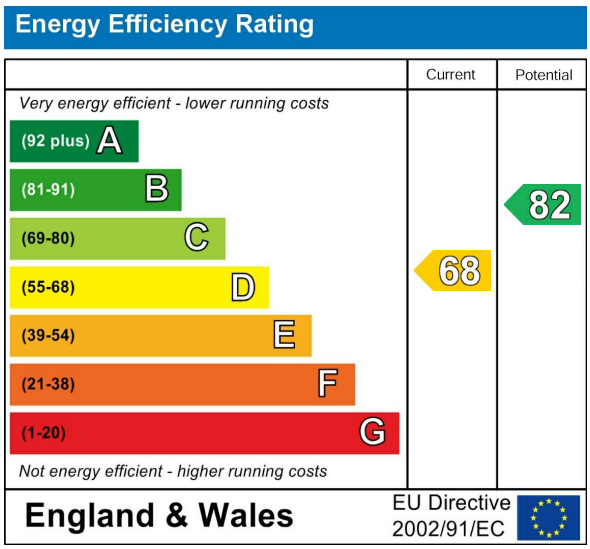


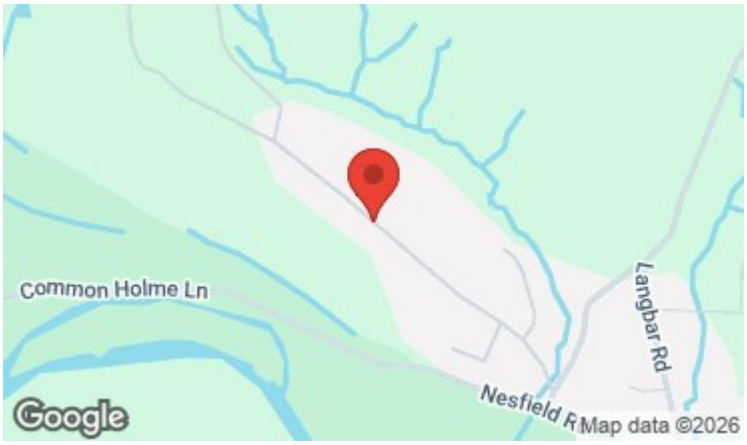






- Elegant Detached Period Residence
- Charming Arts and Crafts Period Features
- Beautifully Presented & Maintained To a High Standard
- Four Double Bedrooms Including Two En Suite
- Four Reception Rooms
- Self-Contained One Bedroom Apartment
- Magnificent Private Gardens & Triple Garage
- Spectacular Panoramic Countryside Views
- Walking Distance of Ilkley Amenities
- Council Tax Band G









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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 3246 SQ.FT. (301.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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