

Bracken Hill | Moor Road | Burley Woodhead | Ilkley | LS29 7AY

Asking price £1,375,000

TRANMER WHITE
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Bracken Hill

Moor Road | Burley Woodhead
Ilkley | LS29 7AY
Asking price £1,375,000

Built in 1953 in the style of a Scottish lodge, Bracken Hill occupies an elevated position, enjoying breathtaking views across Wharfedale with a southerly aspect. The property is surrounded by approximately 3.34 acres of its own land, creating a wonderfully private setting.

Bracken Hill is approached via a sweeping, tree-lined driveway leading to a detached garage block.

The accommodation briefly comprises an entrance porch leading to an inner hallway, with cloakroom off, a bright and spacious sitting room with double doors leading to a stunning conservatory, complete with underfloor heating, and a dining kitchen with walk-in larder off. An inner vestibule leads to the utility room and boot room, together with a further reception room.

To the first floor are four bedrooms, two of which benefit from en-suite shower facilities, along with a family bathroom.

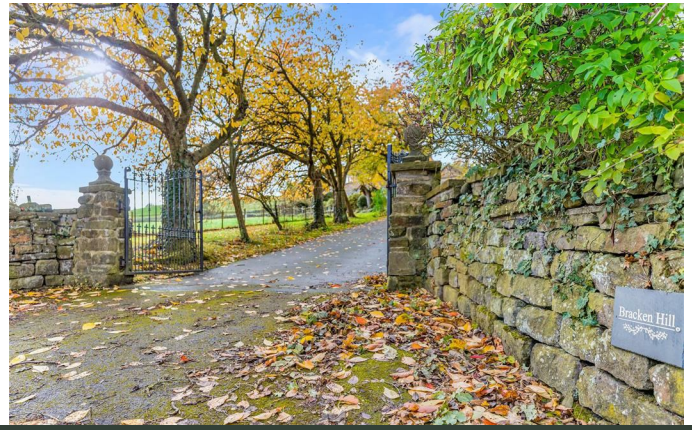
Externally, the property stands within large formal gardens and adjoining fields, which wrap around the property and provide an exceptional degree of privacy.

The detached garage block has been conveniently converted to provide a workshop and two further rooms, which could readily be used for a number of different purposes, subject to any necessary consents.

The property is also considered to offer excellent extension potential and has planning permission granted for the creation of a principal bedroom suite over the existing single-storey element of the property.

- Stunning Location within Approximately 3.5 Acres
- Three Reception Rooms and Dining Kitchen
- Stunning Views Over the Valley
- Boat House - Currently a Bedroom, En-Suite, Hobbies Room and Workshop
- Four Bedrooms & Bathroom & Two Ensuites
- Light and Airy Accommodation
- Further Potential Subject to the Necessary Planning Permission







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Covered Entrance

Entrance Vestibule

7'5" x 3'11" (2.26m x 1.19m)

Entrance door with matching leaded windows to either side. Decorative tiled floor.

Welcoming Entrance Hall

11'2" x 7'5" (3.40m x 2.26m)

A welcoming entrance hall with solid wood Herringbone floor. Turned staircase to the first floor.

Cloakroom

With a pedestal wash basin and low suite w.c. Deep understairs store cupboard. Tiled floor and part tiled walls.

Sitting Room

21'8" x 12'5" (6.60m x 3.78m)

A lovely sitting room with a window to the front elevation overlooking the grounds, two further windows to the side elevation. Ornate carved plaster fireplace, with a marble interior, hearth and an electric fire. Double wooden doors leading to the garden room.

Garden Room

13'10" x 10'8" (4.22m x 3.25m)

A stunning south facing glazed garden room overlooking the rear garden and adjoining fields. French doors leading to the garden. Travertine tiled floor with underfloor heating.

Dining Kitchen

23' x 12'5" (7.01m x 3.78m)

An impressive and spacious dining kitchen fitted with an extensive range of base and wall cabinets, coordinating quartz work surfaces and an inset sink, quartz upstanding and concealed lighting. Illuminated glass front display cupboards. Integrated appliances including a Bosch oven, Bosch microwave, Bosch four ring gas hob with AEG stainless steel hood over. Integrated fridge and Bosch dishwasher. Central Island with quartz work surface and cupboards below. Travertine tiled floor. Window to the front elevation with lovely far reaching views over the garden and beyond. French doors to the rear garden.













Inner Hall
A useful store cupboard. Travertine tiled floor. Useful pantry with Travertine tiled floor.

Inner Vestibule
7'2" x 4'8" (2.18m x 1.42m)
Window to the rear elevation. Tiled floor. Contemporary radiator. Step down to boot/boiler room housing the Worcester Bosch gas fired central heating boiler (fitted January 2025).

Utility Room
7'3" x 4'7" (2.21m x 1.40m)
Base unit with an inset sink and work surface. Space for an under counter fridge. Plumbing for a washing machine and space for a dryer above. Tall store cupboard. Tiled floor. Leaded window to the front elevation.

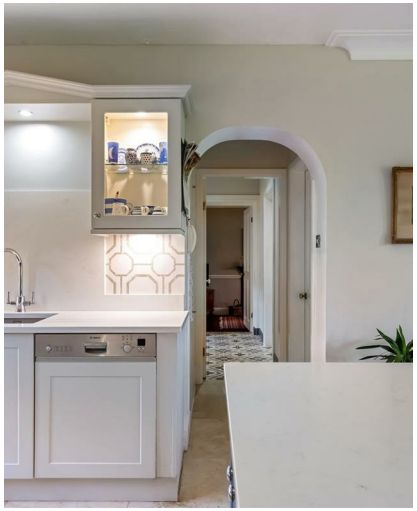
Snug/Family Room
17'10" x 9'10" (5.44m x 3.00m)
A through room with windows to the front and rear elevations overlooking the gardens. Decorative cast iron fireplace, tiled slips and a log burning stove on a stone hearth. Parquet flooring. Useful floor to ceiling store cupboard. Access to the loft hatch.

FIRST FLOOR

Landing
A generous original leaded window to the rear elevation. Ladder access to the part boarded roof void.

Bedroom One
12'10" x 12'3" (3.91m x 3.73m)
A lovely light and airy bedroom with windows to the front and side elevations giving far reaching views over the valley and adjoining fields. With a range of fitted wardrobes.

Bedroom Two
12'8" x 10'1" maximum (3.86m x 3.07m maximum)
Window to the side elevation with lovely views over the adjoining fields. Full width range of fitted wardrobes, drawers, and over bed storage cupboards.













En-Suite Shower Room
Fitted with a shower stall, vanity unit and low suite w.c. Tiled floor and part tiled walls. Extractor fan.

Bedroom Three/Study
12'2" x 7'2" (3.71m x 2.18m)
Window to the front elevation with stunning views over the valley.

Bedroom Four
12'5 x 12'2" (3.78m x 3.71m)
Full width fitted wardrobes. Window to the front elevation with far reaching views over the valley.

En-Suite Shower Room
Fitted with a shower stall and vanity unit. Tiled floor and tiled walls.

Bathroom
12'4" x 9'1" (3.76m x 2.77m)
A spacious bathroom fitted with a suite comprising a panelled bath with a handheld shower attachment, vanity unit, shower stall and low suite w.c. Spacious linen cupboard. Tiled floor and part tiled walls. Two windows to the rear elevation.

OUTSIDE

Boat House/Garage Comprising:
The Boat House/Garage is a versatile space currently providing:

Studio/Bedroom
19' x 10'8" (5.79m x 3.25m)
With a full height ceiling with exposed beams and velux window. Further window to the side elevation with fitted shutter. Engineered wood flooring.

Studio/Bedroom 2
16'3" x 11'10" (4.95m x 3.61m)
With full height ceiling, exposed beams and velux window.

En-Suite Shower Room
Fitted with a suite comprising a shower cubicle, vanity unit and low suite w.c. Tiled floor and part tiled walls.


LONDON









Workshop/Store

19'10" x 6'10" (6.05m x 2.08m)

Accessed by sliding garage doors, this versatile space is currently used as a workshop/store.

Driveway

The property is accessed through double iron gates which lead to the long tarmacadam driveway, edge by a wooded area and leading to a Yorkshire stone and cobbled hard standing to the front of the Boat House/Garage.

Grounds

Bracken Hill is beautifully position within approximately 3.5 acres including formal gardens to the front and rear, and fields to all sides. To the rear the formal garden is well maintained by the current owners, with lawned areas, a selection of mature trees and shrubs creating the perfect space for outside entertaining and relaxation. Garden pond and further well stocked borders, and access to the Orchard and fields beyond.

To the front of the property these is a wooded area running along the side of the driveway, edged by the garden stream, and the wooded area also houses the Septic tank.

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.





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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.

Council Tax

City of Bradford Metropolitan District Council Tax Band

Tenure

We are informed by the client/s that the property is

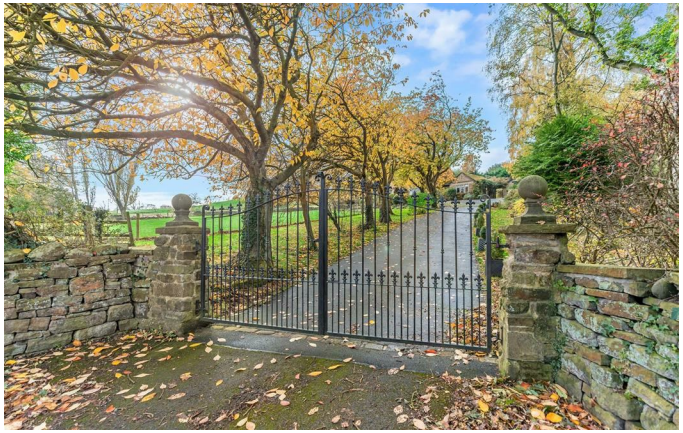














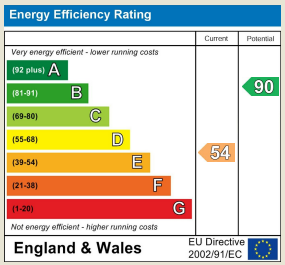


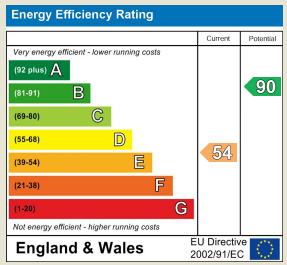




TOTAL FLOOR AREA : 2455 sq.ft. (228.1 sq.m.) approx.

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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