



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 Bathroom

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

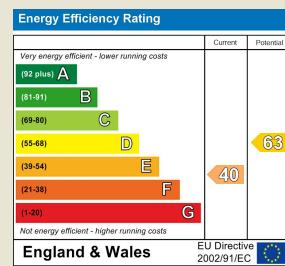
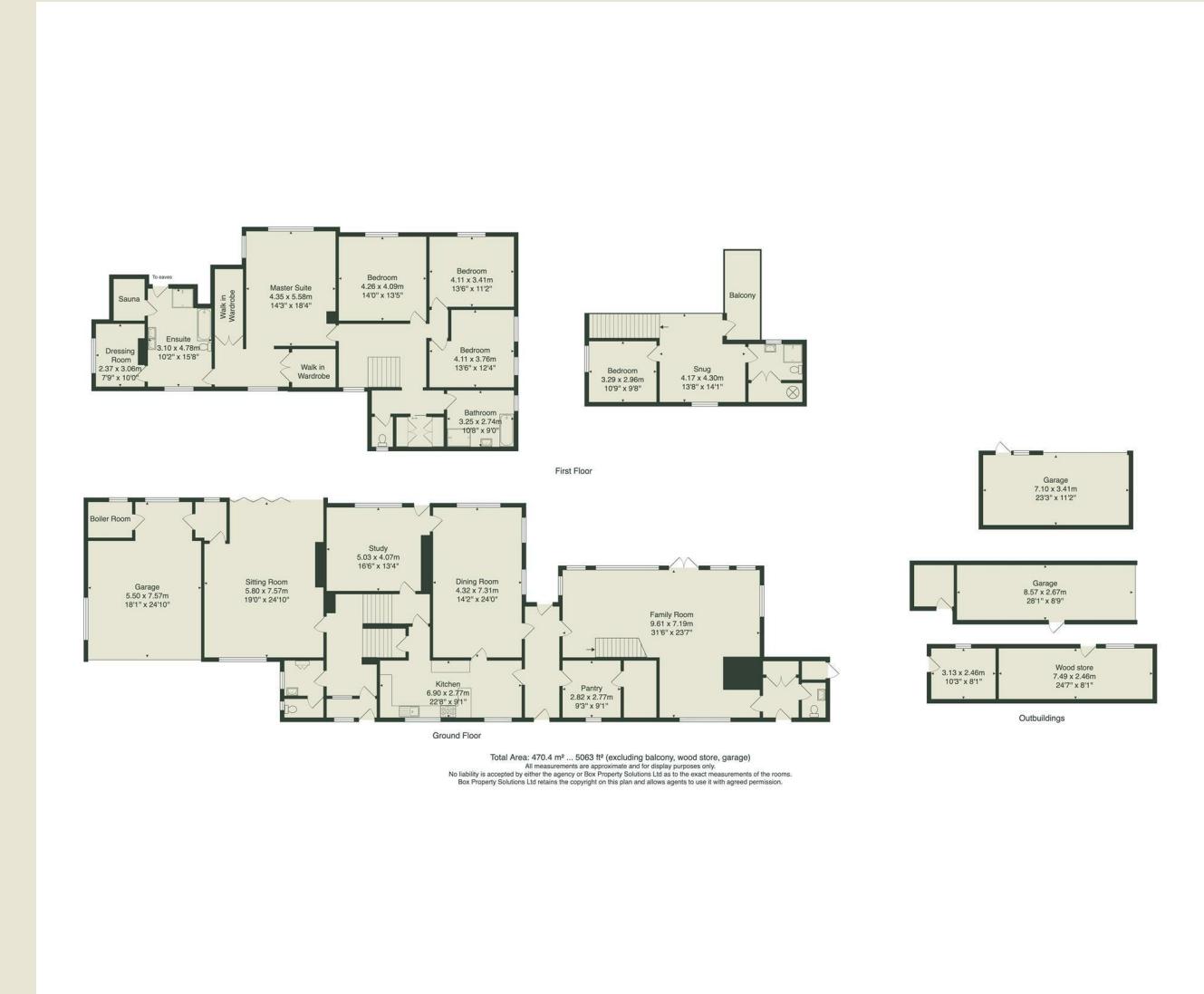
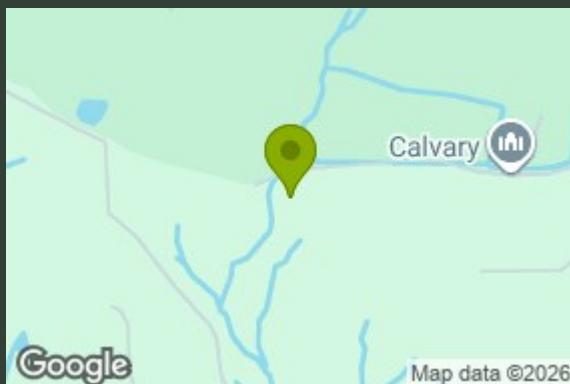
10'0 x 8'1 (3.05m x 2.46m)

## Gardens

Double wooden gates give access to a sweeping tarmacadam 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.



Accessed via a private drive with a secluded setting backing onto open Countryside. 'Tivoli' enjoys some outstanding views towards Ilkley and the Moors beyond.



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