



Church Row | Denton | Denton, Ilkley | LS29 0HQ

Asking price £435,000

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# 3 Church Row | Denton

## Denton, Ilkley | LS29 0HQ

Asking price £435,000

A truly enchanting and characterful Grade II listed stone cottage, brimming with original period features and offering a rare opportunity to live in the highly sought-after village of Denton. Surrounded by beautiful countryside within the Denton Reserve and located in the Nidderdale Area of Outstanding Natural Beauty, the property enjoys an idyllic rural setting while retaining excellent access to nearby amenities.

This delightful home has been lovingly and sympathetically restored by the current owners, seamlessly blending timeless charm with tasteful modern touches to create an inviting and beautifully presented residence. The well-proportioned accommodation briefly comprises a generous sitting room, featuring an impressive stone fireplace with a multi-fuel stove that forms a striking focal point and creates a wonderfully cosy ambience, a bright and stylish open-plan dining kitchen, thoughtfully designed with bespoke hand-painted cabinetry, quality fittings, and ample space for entertaining and everyday family living. There are two charming and comfortable double bedrooms, both enjoying a peaceful outlook, while a well-appointed shower room completes the internal accommodation.

Externally, the property is complemented by enclosed, cottage-style gardens, professionally designed to provide a private and tranquil retreat, with spectacular uninterrupted views directly over the Wharfedale valley to Ilkley Moor — perfect for enjoying the idyllic rural surroundings.

- Grade II Listed Character Cottage
- Beautifully presented throughout
- Two double bedrooms
- Exposed stone fireplace with a multi fuel stove
- Peaceful village location
- Countryside location with views over open fields
- Hand painted bespoke built kitchen with underfloor heating
- Period Features
- Parking
- Countryside walks from the door

## GROUND FLOOR

### Sitting Room

17'04 x 14'10 (5.28m x 4.52m)

A beautifully proportioned and inviting reception room with a window to the front elevation. The focal point of the space is an exposed stone fireplace with a stone hearth and inset multi-fuel stove, creating a wonderfully warm and characterful atmosphere. The staircase rises to the first floor, while beneath it cleverly designed, bespoke built-in storage cupboards maximise practicality without compromising style. Additional fitted shelving and a charming built-in bench seat provide further concealed storage below. Exposed ceiling beams enhance the room's timeless character.



'Seamlessly blending timeless charm with tasteful modern touches to create an inviting and beautifully presented residence'



### Dining Kitchen

17'01 max x 13'08 max (5.21m max x 4.17m max)

This beautifully appointed kitchen features an attractive limestone floor with underfloor heating and an extensive range of bespoke, hand-painted cabinetry, perfectly complemented by quartz worktops and matching upstands. A charming Belfast sink adds timeless character, while sections of exposed stonework introduce warmth and rustic appeal.

The room is wonderfully bright, benefiting from an abundance of natural light through four windows with views directly over open countryside, in addition to a stable-style wooden door with a glazed window, enhancing both light and practicality.

A quality oven and hob with tiled splash-back and extractor fan are seamlessly integrated, along with a fridge, freezer, slimline dishwasher, and a washing machine. A bespoke wine rack, display cupboards, and a traditional delft rack.

With ample space for a family dining table and spotlights to the ceiling this kitchen offers the perfect setting for both everyday living and entertaining.

### FIRST FLOOR

#### Landing

With a loft hatch access to a partially board space.

#### Bedroom One

13'11 x 11'09 (4.24m x 3.58m)

This room features two charming windows to the front elevation with stone mullions providing far reaching over the valley towards Ilkley Moor, allowing for plenty of natural light. An impressive exposed beam that enhances its character.

Thoughtfully designed built-in wardrobes with integrated drawers provide practical storage, an stone open fireplace creates a charming focal point.

#### Bedroom Two

10'02 x 10'01 (3.10m x 3.07m)

Painted panelling with feature wall and exposed timber beams. An exposed stone mullion window provides far reaching views over fields and open countryside.





## SHOWER ROOM

6'06 x 6'06 (1.98m x 1.98m)

This beautifully appointed shower room is elegantly finished with bespoke vanity sink cabinetry, a shower enclosure, WC and heated towel rail. Natural light filters through a rear-facing window, wall panelling and tiling to the splash areas. Useful storage shelving. Distinctive pebble and grout floor covering adds texture and a spa-like quality underfoot.

## OUTSIDE

### Gardens

To the front, the property is approached through a charming wooden garden gate, opening onto an professionally-designed cottage-style garden. A stone pathway gently leads towards the house, complemented by a delightful cobblestone seating area — perfect for enjoying the beautiful views and quiet surroundings. Stone walls with flagged tops create an inviting corner seating space, while well-stocked flowerbeds add seasonal colour and interest. The garden is beautifully enclosed by established holly and beech hedging, offering both privacy and year-round structure.

To the rear, a private lane provides vehicular access and the convenience of off-road parking. Beyond the lane, there is secure storage and a well-screened oil tank. Additional features include a further raised planting bed, extra storage, and the boiler discreetly positioned along the side of the cottage.

### Council Tax

North Yorkshire District Council Tax Band C.

### 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.



'Cottage-style gardens, thoughtfully arranged to provide a private and tranquil retreat, with delightful uninterrupted views directly over open countryside'

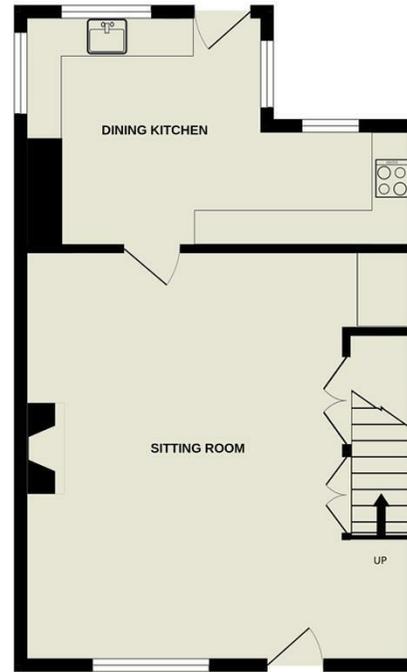




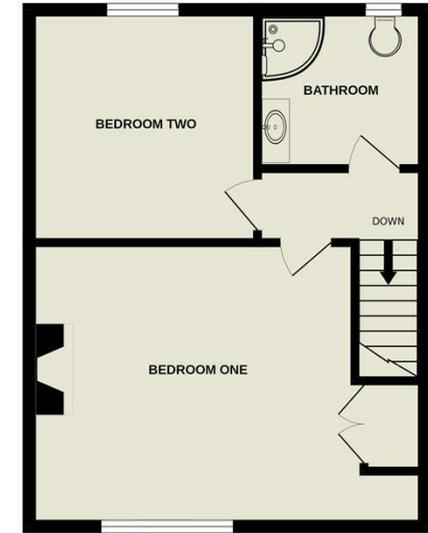
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GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



FIRST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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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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