



Owler Park Road, Middleton, Ilkley
Asking Price Of £1,780,000





Hectors

Owler Park Road
Middleton, Ilkley
LS29 0BG

AN EXCEPTIONAL FIVE BEDROOMED DETACHED FAMILY RESIDENCE ENJOYING SOME OF THE DISTRICT'S FINEST VALLEY VIEWS

Occupying an elevated position on the southern side of the valley with breathtaking views, Hectors offers superb family accommodation in a perfect setting. The property was designed and built for the current owners and offers spacious accommodation perfect for relaxed family living and entertaining. There are three generous reception rooms, a bespoke dining kitchen, utility and cloakroom on the ground floor whilst to the first floor there are five bedrooms, a master with luxury en suite and a house bathroom. The property also has an indoor heated swimming pool with shower room and relaxation area. Parking and double garage to the front. To the rear, two large sun terraces designed to maximise the stunning views with sweeping lawned gardens beyond. Only upon inspection can you really appreciate what a magical outlook this stunning home has.



Middleton has long been regarded as one of the town's premier residential districts, occupying a peaceful setting on the southern facing bank of the River Wharfe less than a mile from the town centre. Its heritage stems back from the release of building land by the Myddleton family around the end of the 19th century whereupon high quality and individual houses were built. Middleton plays host to the town's rugby and cricket clubs along with the swimming pool and lido. Ilkley is within a pleasant walk and offers excellent amenities including high class shopping and restaurants, boutique cinema, supermarkets and some of the best schools in the country. From Ilkley town centre there is a frequent Metro service into the cities of Bradford and Leeds making it an ideal base for the commuter with connections from Leeds to London Kings Cross.

The stunning accommodation with GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, SECURITY SYSTEM, AN IN-BUILT CENTRALISED VACUUM CLEANING SYSTEM and with approximate room sizes comprises;

TO THE GROUND FLOOR

ENTRANCE HALL Staircase leads down to the indoor swimming pool.

CENTRAL DINING HALL 21' 2" x 15' 6" (6.45m x 4.72m) A lovely light and airy sociable living space with windows and French doors leading out onto the sun terrace to the rear, all with stunning views across the valley. Feature American Ash wooden flooring and contemporary fitted gas fired stove. Turned staircase with wooden balustrade and contemporary glass inset leads off to the first floor.

SITTING ROOM 18' 0" x 15' 0" (5.49m x 4.57m) Feature stone fireplace and hearth with inset gas fire. Window to the rear with stunning valley views, additional window to one side.

DINING KITCHEN 19' 10" x 14' 8" (6.05m x 4.47m) Extensive range of solid Maple hand-made bespoke fitted base and eye level storage units with granite work tops and inset circular sink unit with mixer tap. Marble effect tiled splash backs. Window to the front elevation. Central island unit with breakfast bar. Integrated appliances comprising of a ceramic hob with extractor hood over and oven below, two dishwashers and a combination microwave and oven. Feature Karndean flooring throughout with under floor heating. Dining area with an extensive range of fitted bespoke storage cupboards to one wall. Window and door leads out to the rear sun terrace, again with stunning valley views.

UTILITY ROOM 16' 7" x 7' 9" (5.05m x 2.36m) Fitted storage units and worktop with stainless steel sink. Plumbing for washing machine and tumble dryer. Cupboard housing the hot water cylinder and cupboard housing the internal Beam vacuum cylinder. Under floor heating.

CLOAKROOM Low flush WC and wash hand basin. Frosted window to the front elevation. American Ash wooden flooring.

FAMILY ROOM / STUDY 13' 0" x 9' 4" (3.96m x 2.84m) Window to the front elevation. Fitted bookshelves to one wall.

TO THE LOWER GROUND FLOOR

INDOOR HEATED SWIMMING POOL 59' 10" x 25' 1" (18.24m x 7.65m) Heated indoor pool with jacuzzi to one side. Black slate flooring throughout this area. The relaxation area could readily be used as a gymnasium if required. Shower / changing room, cloakroom and plant room. The pool area enjoys windows running along the length of the rear elevation and has doors leading out onto a wooden sun deck with stunning views beyond. This amazing space could readily be converted to provide additional living space, or a self contained granny/nanny annex, or home offices, a yoga studio, the options are endless!

TO THE FIRST FLOOR

LANDING Window to the front elevation.

MASTER BEDROOM 15' 5" x 14' 7" (4.7m x 4.44m) Window enjoying breathtaking views across the valley to the rear. Fitted wardrobes to one wall.

LUXURY EN SUITE SHOWER ROOM Fully tiled luxury suite with his and hers vanity wash hand basins, low flush WC and large walk in double shower with glass screen. Frosted window to the front elevation. Under floor heating.

BEDROOM (2) 12' 10" x 12' 10" Maximum (3.91m x 3.91m) Windows to the front and side elevations. Fitted wardrobes to one wall.

BEDROOM (3) 12' 9" x 11' 4" Maximum (3.89m x 3.45m) Windows to the rear and side elevations with long distance valley views. Fitted wardrobes to one wall.

BEDROOM (4) 11' 9" x 11' 5" Maximum (3.58m x 3.48m) Window with stunning valley views to the rear elevation. Fitted wardrobes to one wall.

BEDROOM (5) 9' 3" x 8' 6" (2.82m x 2.59m) Window again enjoying stunning valley views. Fitted wardrobes to one wall.







LUXURY HOUSE BATHROOM Fully tiled luxury suite comprising a corner bath, low flush WC and wash hand basin. Separate shower cubicle. Heated towel rail. Frosted window to the front elevation. Under floor heating.

OUTSIDE

The property is approached via remote controlled electric gates, with tarmacadam driveway leading down to the front of the house providing off road parking and access to the double garage. Flower borders to one side.

DOUBLE GARAGE 21' 9" x 18' 8" (6.63m x 5.69m) Remote controlled up and over doors. Automatic lighting.

TO THE REAR The views and the size of the gardens are the reason the current owners decided to build their dream house on this plot. You cannot fail to be mesmerised by the superb south facing aspect maximised by a large wooden sun deck at the lower level and the superb sun terrace at first floor level. The view is constantly changing with the seasons, revealing views of the river in the winter months. Beyond the terraces the gardens are extensively laid to lawn leading down to a wooded area.

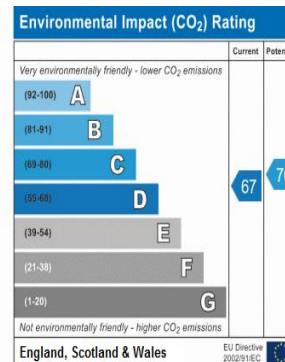
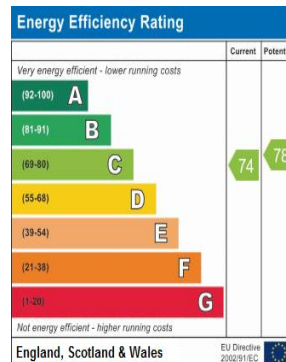
VIEWING ARRANGEMENTS Strictly by prior appointment with Dale Eddison's Ilkley office.

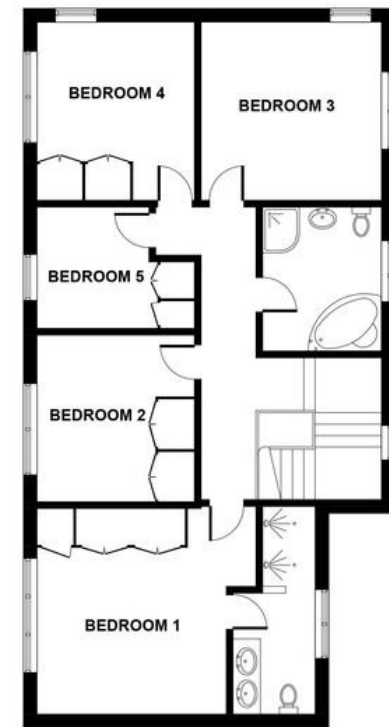
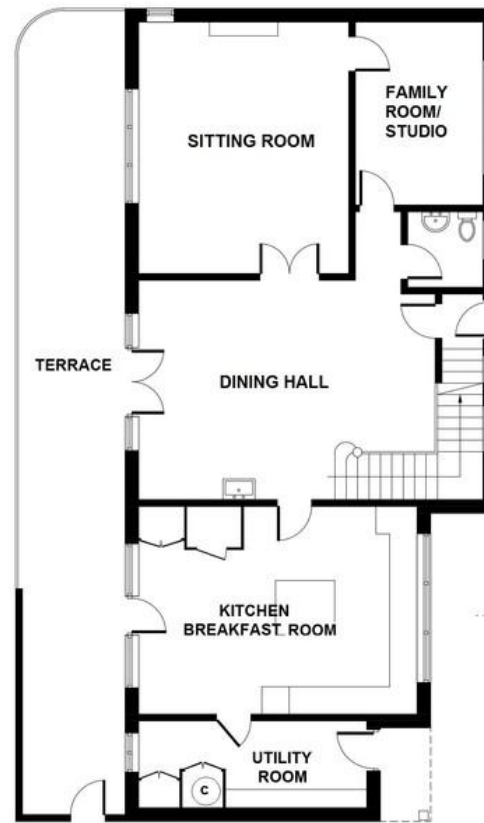
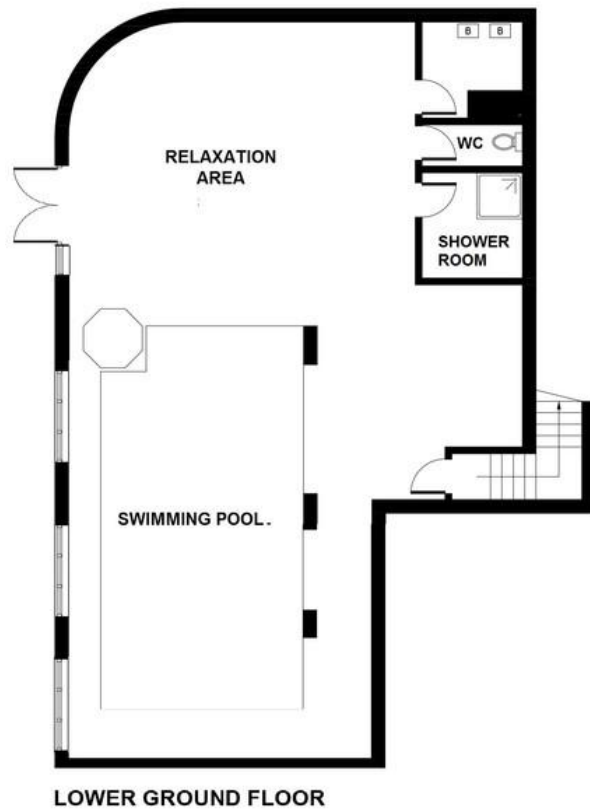
PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no 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.

TENURE We are advised the property is Freehold.

LOCATION From Dale Eddison's office proceed down Brook Street to the traffic lights. Proceed ahead at the traffic lights over the river, taking the first turning on the left into Denton Road. Follow Denton Road round taking the first left into Nesfield Road. Owlter Park Road can then be found on the right hand side, Hectors is then situated on the left.

MONEY LAUNDERING LEGISLATION Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.





HECTORS, OWLER PARK ROAD

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 489921)

**Dale
Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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