DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Howber Hill, Langbar, Ilkley

A beautiful detached period country home, in a wonderful rural setting overlooking delightful mature gardens and grazing land to the south. Five bedroom principal living; double garage with office annex over; traditional style barn and further outbuildings. The whole extending to around 8.636 acres, enjoying a tranquil setting just 4 miles from Ilkley.

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Howber Hill, Langbar, Ilkley, LS29 0EX

Ilkley/Station 4.5 miles, Skipton/Station 8.5 miles, Harrogate 19.5 miles, Leeds 21.5 miles
(all distances approximate)

Guide Price: £2,950,000

Offered for the first time in over thirty years, an outstanding rural home providing a wonderful lifestyle property of considerable character.

Accommodation

Ground Floor: Central Hall with an impressive stone mullioned window; triple aspect Family Room open to the eaves and with French doors to the garden; Dining Room; Snug with multi-fuel stove; Living Room; Sitting Room; Study; Breakfast Kitchen featuring Mark Wilkinson units and a four oven oil-fired AGA; Laundry/Boot Room with Pantry off; rear Hall and WC.

First Floor: Principal Bedroom Suite comprising a large double Bedroom with a range of fitted wardrobes and En-suite four-piece Bathroom off; Guest Bedroom with fitted storage; three further Double Bedrooms and House Bathroom.

Outside: Howber Hill has a lovely long driveway approach following the wooded boundary of the grazing land. There is extensive parking with a detached double garage having ground floor WC and large office suite over; Traditional style barn; Workshop/fuel store, and boiler room. Charming folly.

General Remarks

The sale of Howber Hill offers a rare and exciting opportunity to acquire a beautiful rural home – occupying a substantial site in a peaceful and tranquil setting in the lea of Beamsley Beacon, whilst being just a short drive from central Ilkley.

Originally a Yeomans's farmhouse with adjoining barns, this endearing period home has evolved over the centuries and now offers outstanding family accommodation complemented by delightful, mature gardens along with a range of outbuildings including a traditional style barn and detached double garage block with office accommodation over. The principal



accommodation including five reception room, the majority of which are orientated to the south and enjoy uninterrupted views across the immediate gardens and the property's useful parcel of grazing land beyond – the whole site extending to around 8.636 acres (3.495 ha).

Langbar is a scattered neighbourhood of farmsteads and cottages in an accessible rural location on the edge of the Duke of Devonshire's North Yorkshire estate and the National Park. Local amenities are on offer in nearby Bolton Abbey, which is home to the renowned Devonshire Arms Hotel with its spa and restaurants, along with village cafes and tea rooms.

Howber Hill is around 4.5 miles from the former Victorian spa town of Ilkley. The community offering a bustling living environment centred on The Grove with its colourful mix of independent and 'high street' stores. The town is blessed with a comprehensive range of sporting and recreational amenities including a theatre, cinema, the popular Winter Gardens as well as a Booths supermarket and healthcare facilities. A number of private schools for children of all ages are within comfortable daily driving distance. From Ilkley's railway station there are frequent services throughout the day into the local cities of Leeds and Bradford, with regular onward connections to London's Kings Cross, meaning an early start in the capital is a feasible option. Leeds Bradford International Airport is just some 11 miles away.















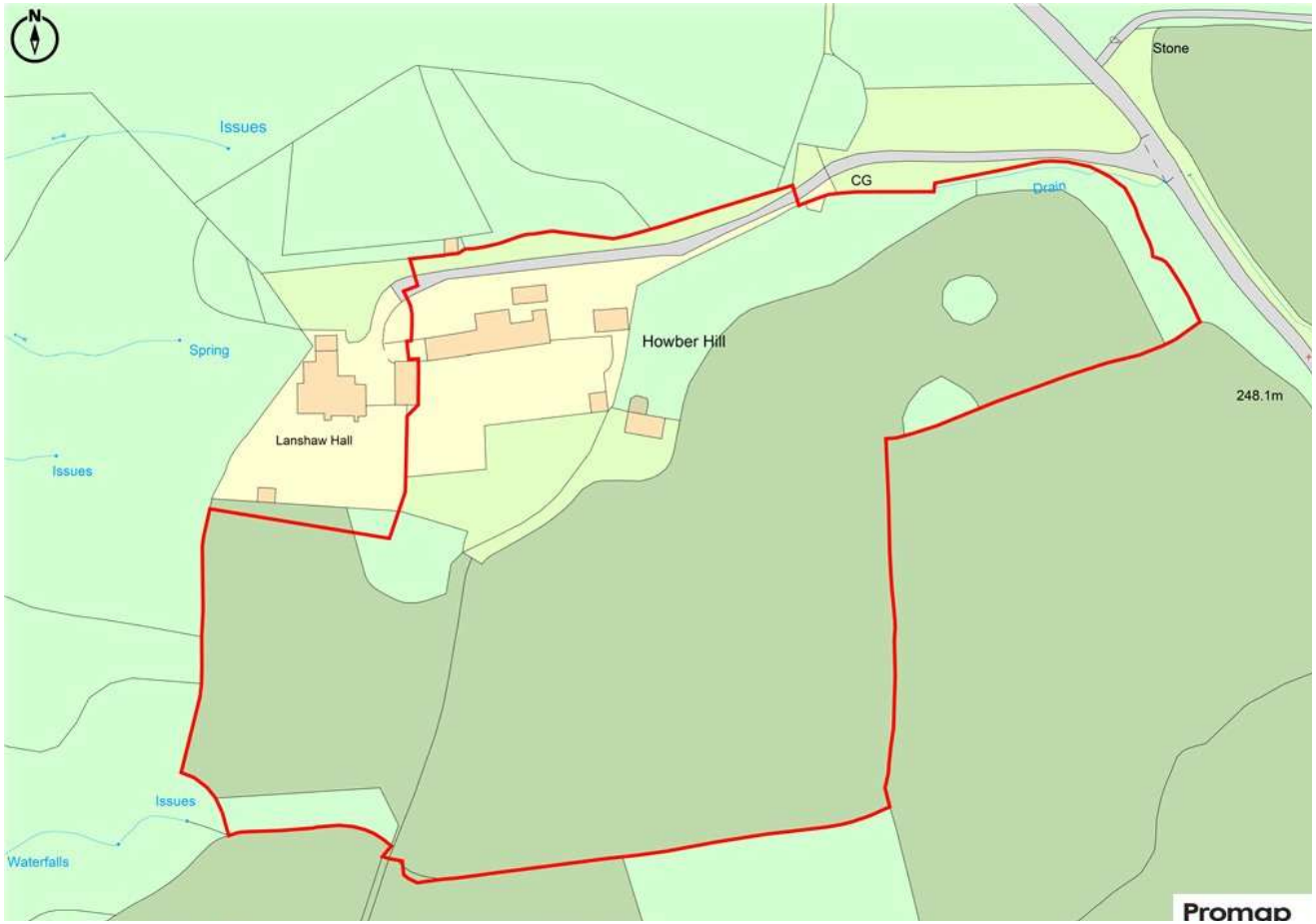




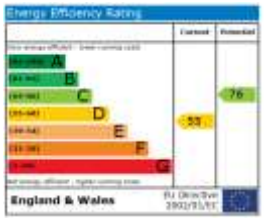


Floorplans


Bedroom 2
19'0" x 11'9"
5.79 x 3.58
(plus eaves)
Bedroom 5
10'6" x 10'0"
3.20 x 3.05
(plus entrance)
Bathroom
9'9" x 5'6"
2.97 x 1.68
Bedroom 3
13'9" x 12'0"
4.19 x 3.66
Bedroom 1
16'6" x 15'6"
5.03 x 4.72
(plus entrance)
Bedroom 4
12'3" x 9'3"
3.73 x 2.82
En-Suite
Bathroom
12'3" x 6'6"
3.73 x 1.98
First Floor
Barn
Store
16'6" x 13'0"
5.03 x 3.96
Barn
18'6" x 17'0"
5.64 x 5.18
Ground Floor
Store
16'0" x 10'0"
4.88 x 3.05
Void Over
Ground
Floor
First Floor
Garage/Office
cpd
WC
Garage
& Office
21'0" x 17'0"
6.40 x 5.18
(plus recess, inc. cpd)
Ground Floor
Office
20'9" x 12'0"
6.32 x 3.66
(max)
Office
13'6" x 8'3"
4.11 x 2.51
(max)
First Floor
Sitting
Room
10'3" x 10'3"
3.12 x 3.12
Breakfast
Kitchen
17'0" x 16'9"
5.18 x 5.11
Hall
Living
Room
17'3" x 13'3"
5.26 x 4.04
Dining
Room
15'3" x 14'6"
4.65 x 4.42
Family
Room
32'6" x 15'3"
9.91 x 4.65
Laundry/
Boot Room
15'0" x 11'3"
4.57 x 3.43
(max)
Pantry
Hall
WC
Snug
15'3" x 11'0"
4.65 x 3.35
Study
11'3" x 8'3"
3.43 x 2.51
Ground Floor
Boiler
Room
14'0" x 8'3"
4.27 x 2.51
Fuel Store/
Workshop
13'3" x 10'6"
4.04 x 3.20
oil
© Dacre, Son & Hartley



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Call for a quote
01943 885 400

Contact us
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Directions

From our office in the centre of Ilkley proceed down Brook Street, cross the river bridge and turn left. Follow the road out of town for 3.5miles until the road reaches its zenith adjacent to Beamsley Beacon. Continue down the hill and turn left after approximately 300 yards over the cattle grid on to the lane which leads towards Howber Hill. What3Words: usages.linguists.awestruck

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently H

Tenure, Services & Parking

- Freehold
- Mains electricity is installed. Water is from a shared private supply, drainage to a private system. Heating and domestic hot water provided by an oil-fired boiler, although there are also a number of wood-burning stoves.
- Extensive parking with detached double garage.
- Public footpaths run through the property's land.
- The property is located within the Yorkshire Dales National Park.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK220057

