



St. Govans, 12 Wilton Road, Ilkley

A substantial and attractive Edwardian detached family home that offers a unique opportunity to acquire a property that has retained many of its period features and been sympathetically extended to provide open plan living spaces offering a great deal of flexibility and finished to the highest of standards, set within private grounds in a central location only a short walk to the town centre.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: ilkley@dacres.co.uk

dacres.co.uk   



St. Govans, 12 Wilton Road, Ilkley, West Yorkshire, LS29 9PG

Skipton 10 miles, Harrogate 18 miles, Leeds 19 miles (all distances approximate)

Guide Price: £1,695,000

Accommodation

Ground Floor: Entrance Vestibule; Entrance Hall; Cloakroom/WC; Boot Room; Utility Room; Sitting Room; Dining Room Living Kitchen; Study; Studio/Gym.

Lower Ground Floor: Cellars/store places.

First Floor: three Double Bedrooms, one with Ensuite Shower Room; House Bathroom.

Second Floor: Principal Bedroom Suite with Ensuite Bathroom; further Double Bedroom with Ensuite Shower Room; Box Room/walk-in Storage Space.

Accommodation extending to approximately 4575 ft².

General Remarks

St. Govans perfectly combines beautiful character features of the original property alongside modern improvements to provide a most impressive, detached residence that has been finished with a meticulous attention to detail throughout.

The flexible family living accommodation is found to the ground floor and comprises an entrance vestibule leading to a spacious entrance hall with beautiful parquet flooring and stairs with a turned newel post leading up to the half landing where a good degree of natural light provided by the stunning stained glass windows. A cloakroom/WC, separate boot room and substantial utility room are accessed from the entrance hall. Parquet flooring extends to the characterful sitting room with bay window and window seat, feature fireplace with stone hearth and wood burning stove, and beautiful detailing to the ceiling, as well as to the spacious dining room also featuring feature fireplace and ornate plasterwork to the ceiling. The family living kitchen space provides a stunning modern addition creating an impressive 'heart of the home', fitted with a range of high quality units finished with granite work tops, and featuring a large central island unit, lantern roof and four panel bi-folding doors opening to the rear terrace. Also to the ground floor is a study and studio/gym.

Steps lead down from the ground floor to six separate store places all enjoying good head height and providing generous levels of storage whilst also housing the heating system, boiler, cylinder. The two largest rooms enjoy natural light - one having personal door to the outside.

To the first floor are there are three double bedrooms, one with modern ensuite shower room, and another particularly spacious with bay window, and a modern house bathroom with freestanding



bath and separate shower unit. Found to the second floor is a further double bedroom with a stylish ensuite shower room, and the stunning principal bedroom suite with built-in cupboards, eaves storage and luxury bathroom. To this floor there is also a box room providing walk-in storage space.

The property sits within private yet manageable grounds. To the front, the house is approached through detailed timber electric gates, with separate personal entrance, which leads onto a tarmac drive providing ample off-street parking and access to the landscaped rear garden. A large lawn runs from the front of the property down the side to the rear where the lawn adjoins a paved terrace. There is direct access to the terrace through the bi-folding doors which open from the family kitchen area. From the patio a path leads to steps which in turn lead and provide access to the detached double garage. The garage can also be accessed from Parish Ghyll Drive.

Wilton Road forms part of a very popular residential neighbourhood of predominantly Victorian housing situated just to the south-west of Ilkley town centre. Ilkley's excellent range of shops, restaurants and general amenities are consequently readily accessible. The town has popular schools for all ages and a wide range of sporting, recreational and cultural facilities. There are pleasant walks to be enjoyed through the woodland, moorland and countryside surrounding the town and the Yorkshire Dales National Park is less than six miles distant. Indeed, the town is considered an ideal base in the Wharfe Valley countryside for commuters, with frequent services throughout the day into both Leeds and Bradford, whilst from the former there are regular connections to London Kings Cross.









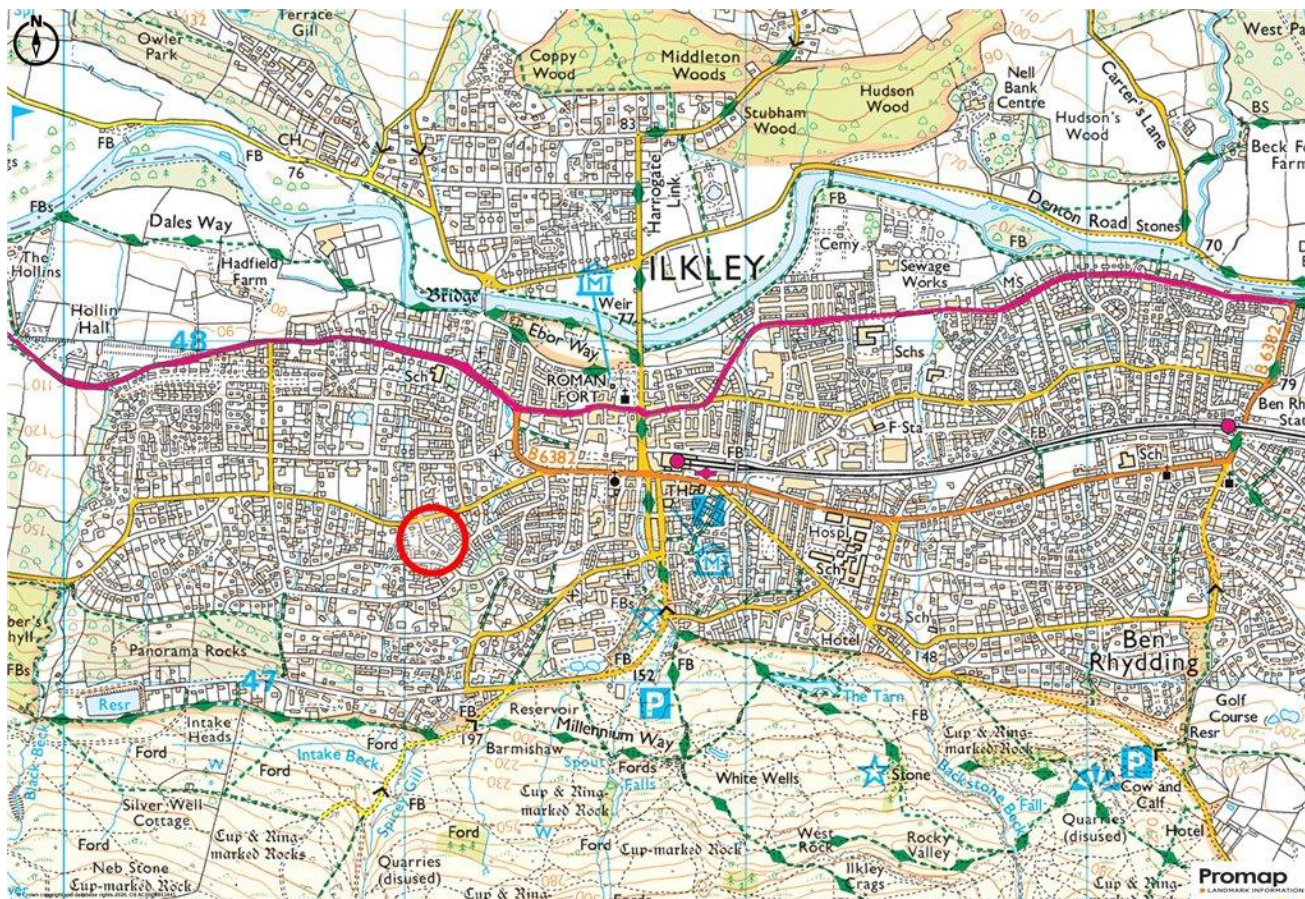




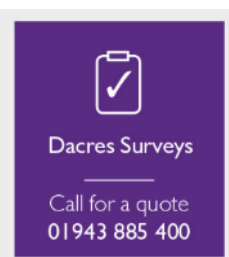
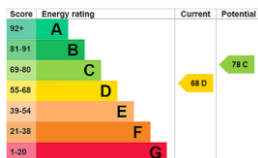


Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

From our offices on The Grove in Ilkley town centre proceed in a westerly direction along The Grove and by the Memorial Gardens bear left onto Grove Road. Continue up Grove Road, past Eaton Road on the left-hand side, and then turn left into Wilton Road. Proceed up Wilton Road and the property is located on the right hand side before the T junction with Eaton Road.

What3Words example.treaty.removal

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property is located within the Ilkley conservation area.
- All mains services are installed. Gas-fired central heating, underfloor heating and woodburning stove.
- Driveway parking and garaging.

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](https://checkforflooding.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: ILK260162

