DACRE, SON & HARTLEY
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Rowan House, 24 Southway, Ben Rhydding

An outstanding family home enjoying an incredibly convenient but discreet setting amidst attractive gardens, south facing to the rear. Flexible living, easily suited to multi-generational living, and currently providing up to six bedrooms with impressive everyday living including a very generous living kitchen and large family room.

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Rowan House, 24 Southway,
Ben Rhydding, Ilkley, West Yorkshire, LS29 8QG

Leeds 16 miles, Harrogate 16 miles, Bradford 12 miles (all distances approximate)

Guide Price: £1,595,000

Accommodation

Ground Floor: Entrance Porch; Reception Hall with Cloaks Cupboard off; charming Living Room; stunning Family Room with garden access; expansive Living Kitchen with preparation, seating and dining areas as well as garden access and underfloor heating; Utility with Cloakroom off; Snug/Bar; Gym/Playroom with adjacent Wet Room.

First Floor: four first floor Bedrooms, three of which are doubles, and including a lovely Master Suite incorporating Dressing and luxury Shower Rooms; stylish House Bathroom.

Second Floor: two further Double Bedrooms – one with Ensuite Shower Room.

Outside: Rowan House sits amidst lovely, landscaped gardens which are south facing to the rear and have generous lawned areas and raised terrace enjoying lovely views. A long driveway approach leads to parking and an integral double garage. Beautiful views across Wharfedale towards Middleton.

General Remarks

Rowan House enjoys a highly desirable setting, well-placed for Ilkley Grammar School and the local railway stations with their excellent commuter links, whilst enjoying a slightly elevated position with commanding far-reaching views whilst amidst landscaped, lawned gardens.

Offering ideal family accommodation, the property enjoys a high degree of flexibility with a superb living kitchen – sure to be the centrepiece of everyday life – complimented by an expansive family room, itself extending to around 540 sq/ft. A snug/bar area forms an ideal hub for entertaining, whilst a very pleasant living room affords peace and privacy. Bedroom accommodation is set across the first and second floors. A truly impressive principal suite includes a large double bedroom with an extensive range of fitted wardrobes and with both a separate walk-in dressing room and luxury ensuite shower room off. The first floor also provides a further pair of double bedrooms along with a comfortable single which could readily be used as an office/study; house bathroom. Two additional bedrooms have been



created on the upper levels and offer plenty of space – with one also having its own stylish ensuite shower room off. To the outside, the landscaped gardens, which are southerly facing to the rear and enjoy a great deal of privacy, feature lawns, planting, a paved terrace accessed from both the living kitchen and family room, and a raised deck area providing ideal outdoor entertaining space.

All in all, the sale of Rowan House offers a wonderful opportunity to acquire a very desirable home combining space, contemporary style and flexibility.

Rowan House is to be found just half a mile or so from the centre of Ben Rhydding – very much a thriving community in its own right with a broad range of everyday amenities including primary schooling, churches of a number of denominations, popular pub/restaurant, and an interesting parade of local shops. Ilkley's town centre is roughly equidistant and is renowned for its bustling shopping environment with high street brands rubbing shoulders with colourful independent stores. Ilkley as a whole offers a considerable array of recreational and social amenities including a local theatre, the popular Winter Gardens, and even an independent cinema. Sports clubs cater for a huge array of interests including cycling, tennis, rugby and cricket, whilst the surrounding countryside offers many an opportunity for breathtaking walks and other rural pursuits.

The town is blessed with a highly regarded secondary school, although private schools for children of all ages are within easy reach. For the commuter, stations in Ilkley and Ben Rhydding offer frequent services throughout the day into the cities of Leeds and Bradford, with regular onward connections to London Kings Cross.















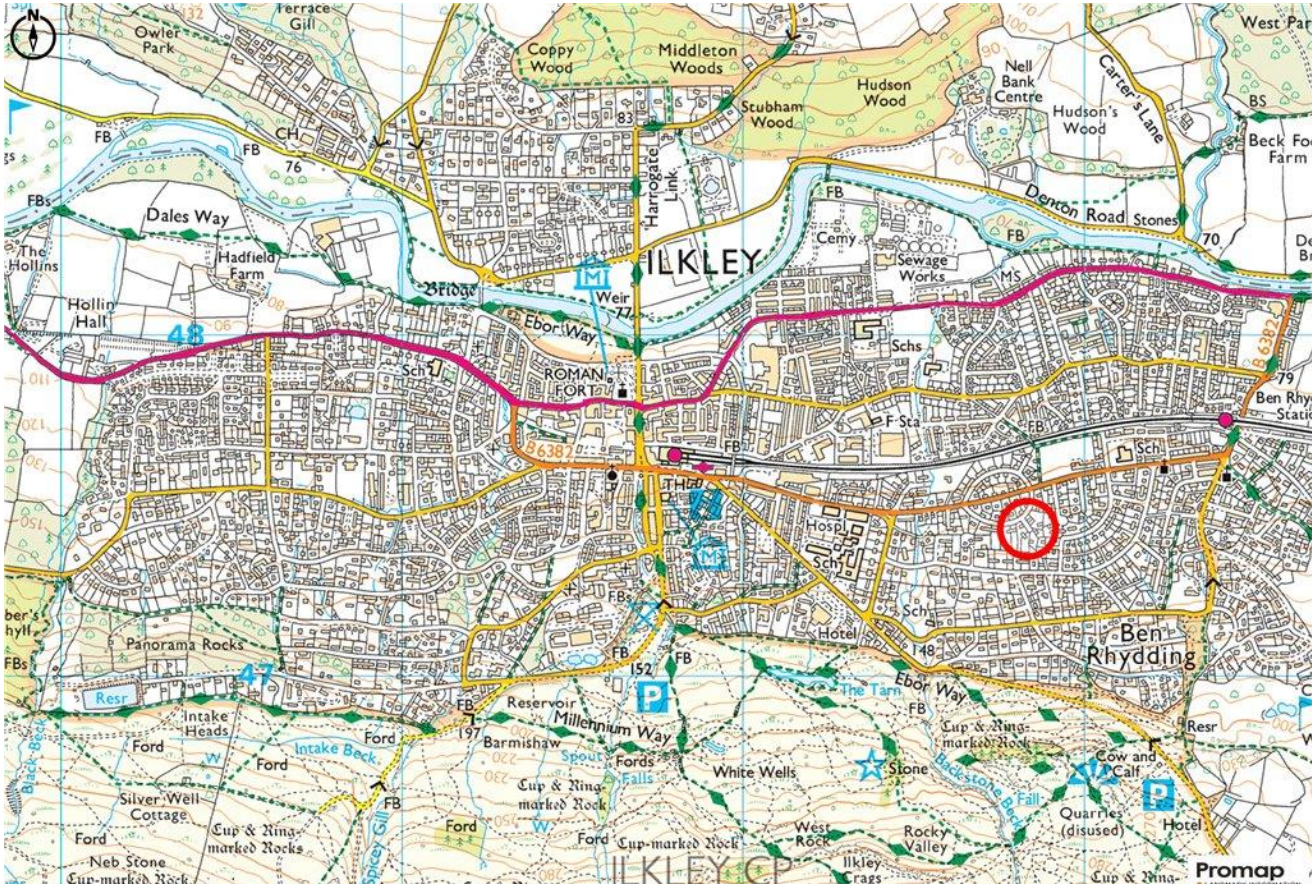






Floorplans


Family Room
23'6" x 23'0"
7.16 x 7.01
(max)
Gym
13'9" x 9'0"
4.19 x 2.74
Bath Room
Snug/ Bar
9'9" x 8'0"
2.97 x 2.44
Living Kitchen
28'3" x 20'3"
8.61 x 6.17
(max)
cpd
11'3" x 8'9"
3.43 x 2.67
cpd
cpd
Living Room
16'0" x 11'3"
4.88 x 3.43
(into bay)
Entrance Hall
cpd
store
Utility
12'0" x 8'9"
3.66 x 2.67
(max)
wc
boiler
Garage
18'3" x 18'0"
5.56 x 5.49
(max)
Ground Floor
Bedroom 3
18'6" x 15'6"
5.64 x 4.72
(max)
wdr
Guest Bedroom
18'6" x 13'9"
5.64 x 4.19
(max)
En-Suite
Second Floor
Bedroom 5
14'0" x 12'9"
4.27 x 3.89
(max)
Study
10'0" x 7'0"
3.05 x 2.13
wdr
Bedroom One
20'3" x 13'0"
6.17 x 3.96
(max)
En-Suite Shower
Bath Room
Walk-in Wardrobe
Bedroom 4
14'6" x 11'6"
4.42 x 3.51
(max)
First Floor
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Directions

From our office in the centre of town, proceed towards Ben Rhydding, passing the railway station and Tesco supermarket on the lefthand side. Continue along Springs Lane, passing the junction with Wheatley Road, and Southway will be seen to the righthand side after a couple of hundred yards. Turn right onto Southway, following the crescent, and Rowan House is located off a short cul de sac clearly signposted to the righthand side. What3Words: clincher.horn.universes

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Gas-fired heating with underfloor heating to the living kitchen.
- Off-street driveway parking and integral double garage.

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.

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