



REDWALLS

Burley Woodhead, Near Ilkley

DACRE, SON & HARTLEY
EST. 1820

Carter Jonas

REDWALLS, STONEY LANE, BURLEY WOODHEAD, LS29 7AU

Ilkley - 3.5 miles
Leeds - 15 miles
Bradford - 9 miles

PRINCIPAL HOUSE

Reception hall · Cloakroom · Drawing room · Everyday living room split into sitting and dining areas · Garden room · Study/snug · Side hall · Living kitchen · Cloakroom · Utility room · Extensive range of storage cellars · Landing · Principal bedroom with a dressing room and an en suite bathroom · Three further bedrooms · House bathroom and a shower room · Two additional bedrooms and a bathroom on the second floor

DETACHED ENTERTAINMENT SUITE/GAMES ROOM

Entrance hall · Snooker room · Sitting room · Bar area
Toilets

SELF-CONTAINED APARTMENT

Sitting room · Kitchen · Two bedrooms · Bathroom

OUTSIDE

Garaging for four vehicles · Squash court · Swimming pool
Fantastic landscaped gardens extending to about 2 acres (0.81 ha) · Stables and tack room · 20 acres (8.10 ha) of grassland

A FANTASTIC SMALL ESTATE EXTENDING TO APPROXIMATELY 22 ACRES (8.91 HA) FEATURING A SUBSTANTIAL 6 BEDROOM PRINCIPAL HOUSE, ENTERTAINMENT SUITE/GAMES ROOM AND A SELF CONTAINED 2 BEDROOM APARTMENT, SET WITHIN SUPERB LANDSCAPED GARDENS, ENJOYING OUTSTANDING PANORAMIC VIEWS AND OCCUPYING A PRIVATE AND DISCREET POSITION IN THIS POPULAR HAMLET, CLOSE TO ILKLEY.





Burley Woodhead is a small and popular hamlet which occupies a convenient position at the foot of Burley Moor, between the villages of Burley in Wharfedale and Menston with the popular spa town of Ilkley being just over 3 miles to the north-west. A selection of everyday facilities is available in the aforementioned villages with a more extensive range of shops, restaurants and leisure facilities in Ilkley. In addition, there is a wide selection of well regarded schools nearby. For the commuter, the property is well positioned for easy access to the principal North and West Yorkshire business centres and the mainline railway station in Leeds (connections are available from nearby stations in Burley in Wharfedale and Menston) provide Intercity services to London's Kings Cross. Leeds/Bradford International Airport is within a 20 minute drive.

Redwalls is a superb Edwardian detached house, built in 1911 and which has been in the same family ownership for the last 50 years. The sale represents an incredibly rare opportunity to purchase a fantastic family house together with a selection of ancillary properties, all occupying a stunning private position in the heart of Wharfedale. Rarely do small estates of this nature in such a wonderful setting come onto the open market.

Forming the principal part of the estate is the main house which provides superb accommodation of generous proportions, ideal for everyday family living. The accommodation is arranged over three floors and includes an entrance hall, reception hall, cloakroom, drawing room, a superb everyday living room split into sitting and dining





areas, garden room, study/snug, side hall, an excellent living kitchen, cloakroom, utility room and a useful and accessible range of storage cellars. On the first floor is a landing, principal bedroom with a dressing room and an en suite bathroom, three further bedrooms, a house bathroom and a separate shower room. There are an additional two bedrooms and a bathroom on the second floor.

Situated within a short walk of the house is a detached entertainment suite with a snooker room, adjoining sitting room, bar area and toilets. This could easily be adapted to provide a spacious home office facility or alternatively a separate annexe. Also within the grounds is a detached garage block with a double garage on the ground floor and a self-contained two bedroom flat above, providing excellent ancillary accommodation for visiting relatives, guests or which could alternatively be used for separate letting purposes. There is also an additional double garage.

The setting which the property occupies is hard to improve upon – it has superb landscaped gardens which lie predominantly to the front and side and which include an outdoor swimming pool as well as a squash court hidden within the trees. To complement the setting there are approximately 20 acres (8.10 ha) of grassland together with four stables and a tack room.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that mains electricity and water are installed. Drainage is to a private system. Central heating is provided by means of an oil fired boiler.

Viewing: Strictly by appointment through the joint selling agents – Carter Jonas – 01423 523423 or Dacre, Son & Hartley - 01943 600655.

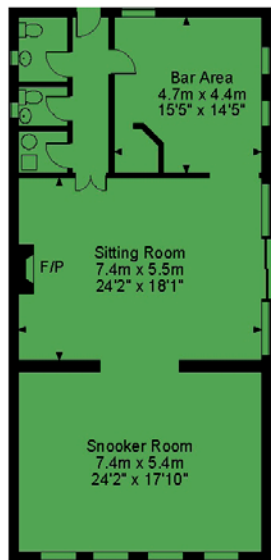
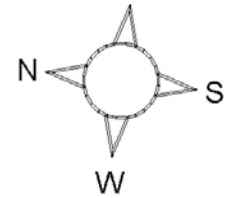
Directions - LS29 7AU:

From the centre of Burley in Wharfedale village, proceed in a south westerly direction up Station Road, which runs into Moor Lane, for just under a mile. At the junction, by the triangular grassed area, turn left into Moor Road. Proceed up the hill, past the Hermit Public House and shortly afterwards, turn left into Stoney Lane. Proceed down this lane and the entrance to Redwalls is clearly visible at the bottom.

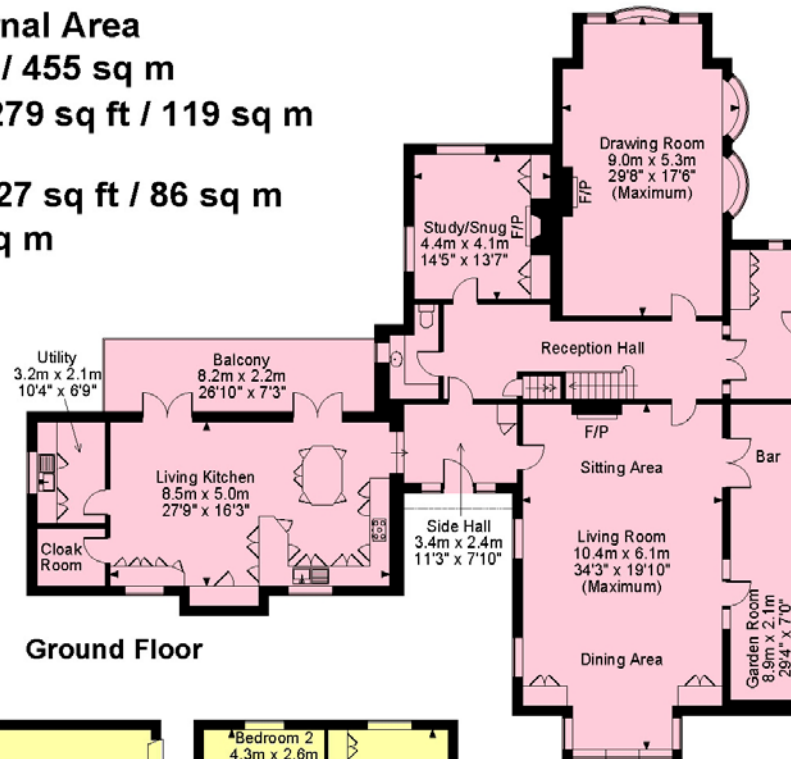
There is an additional access to the property off Hag Farm Road. Proceed under the railway bridge and turn immediately left into Hag Farm Road. Continue along this lane for just under a mile and the entrance to Redwalls will be clearly visible on the right.



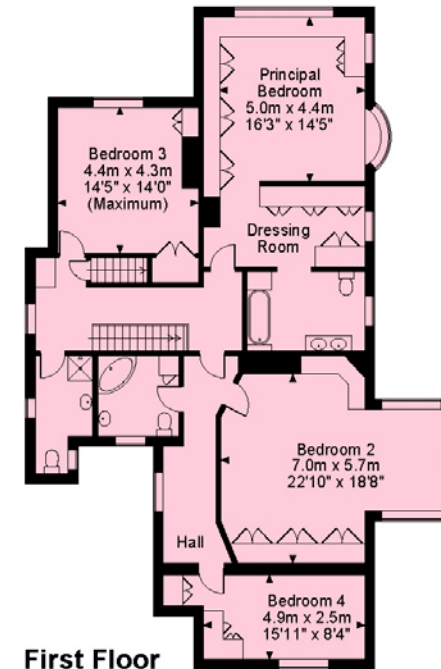
Redwalls, Burley Woodhead
Approximate Gross Internal Area
Main House = 4,894 sq ft / 455 sq m
Entertainment Suite = 1,279 sq ft / 119 sq m
Flat = 669 sq ft / 63 sq m
Squash Court & Gym = 927 sq ft / 86 sq m
Total = 7,769 sq ft / 723 sq m



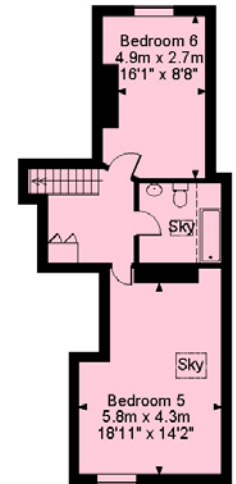
Entertainment Suite



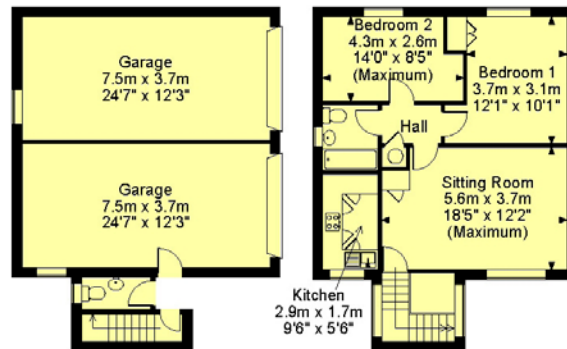
Ground Floor



First Floor



Second Floor

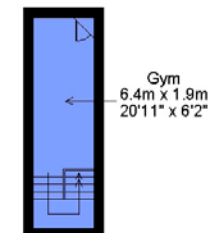


Garage Ground Floor

Flat First Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height



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