



## The Cottage, Hunger Hill Road, Middleton, Ilkley

A rare opportunity to acquire this most attractive and substantial farmhouse extended and renovated to an exacting standard and set within approximately one acre of landscaped grounds, just a five minute drive from Ilkley town centre and enjoying a rural setting providing stunning far reaching views.

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## The Cottage, Hunger Hill Road, Middleton, Ilkley, LS29 0DL

Harrogate 17 miles, Skipton 11 miles, Leeds 17 miles (all distances approximate)

**Guide Price: £1,595,000**

### Accommodation

Ground floor: entrance hall; cloakroom / wc; dining kitchen; through sitting room; utility room; playroom; snug. First floor – master bedroom with dressing room and en-suite; four further double bedrooms; house bathroom. Outside – substantial gardens; parking for a number of cars.

### General Remarks

It is essential that this property is viewed to fully appreciate this unique farmhouse set within highly desirable Middleton, offering rural living with all the amenities of Ilkley only five minutes' drive away.

The extended accommodation has been skilfully renovated in recent years to a particularly high specification and includes to the ground floor a welcoming entrance hall with steps leading to the first floor and modern cloakroom / wc. A large open-plan dining kitchen occupies the central part of the property giving access to the light and airy through living room having bi-folding doors at both ends with magnificent views to the easterly aspect. To the northern end of the property is a rear vestibule giving access to the utility room and second reception room which provides a versatile space that could be used for a number of requirements, again benefitting from bi-fold doors and some splendid far-reaching views. Accessed via a short flight of stairs from the rear vestibule is the small converted barn which has an abundance of character and provides a cosy sitting room with feature fireplace and wood burning stove. This room has its own access to the outside via a stable door.

There are five double bedrooms on the first floor, the master featuring a dressing room and en-suite bathroom. All bedrooms enjoy stunning far-reaching views and a luxury house bathroom completes the



accommodation. Outside, the property sits well, within approximately one acre of grounds including large areas laid to lawn, a duck pond and secluded gravelled courtyards. The private driveway accessed through electric gates runs centrally through the garden providing access to a large, level gravelled parking area which is more than adequate to provide parking for multiple vehicles and ample space for storage sheds.

Whilst enjoying all the benefits of a rural location, the property is situated just over a mile away from the centre of Ilkley which provides an excellent range of shops, supermarkets, restaurants, cafes and general amenities. Indeed Ilkley is considered an ideal base in the Wharfe valley countryside for commuters to Leeds / Bradford city centres to which regular commuter rail services are available from both Ilkley and Ben Rhydding stations. The town has a very wide range of sporting, recreational and cultural facilities and the Yorkshire Dales National Park is less than 6 miles from the town. There are pleasant walks to be enjoyed immediately to hand from the property, as well as through the nearby famous Middleton bluebell woods. Westville House Preparatory School is also nearby











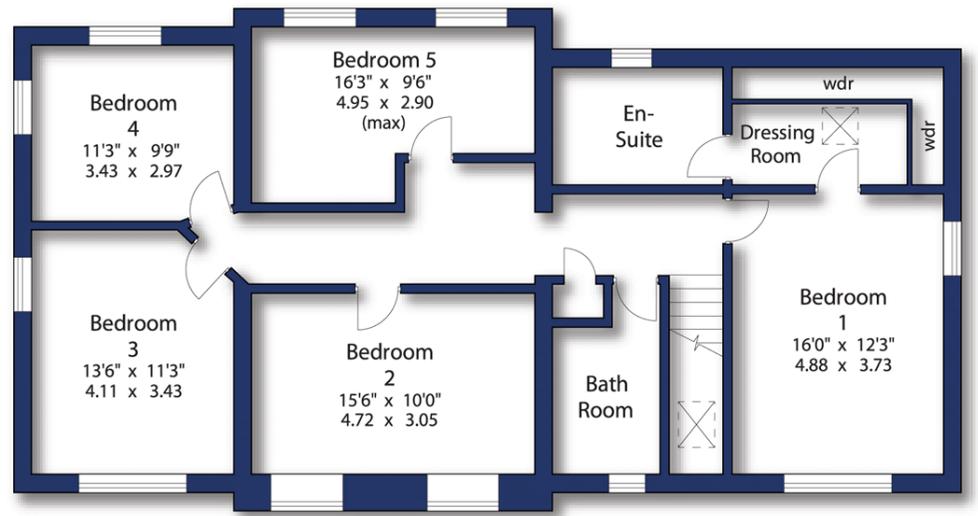




# Floorplans



Ground Floor



First Floor



**Directions**

From the traffic lights in Ilkley town centre, proceed north down New Brook Street and over the bridge over the River Wharfe. Continue up Middleton Avenue to the T junction with Curly Hill. Turn right and follow the road up to the top of Curly Hill to the crossroads with Carters Lane. Continue across the crossroads onto Hunger Hill. Continue through the hamlet before taking the next turning left after the junction with a lane coming from the right hand side.

**Local Authority & Council Tax Band**

Harrogate Borough Council  
Council Tax Band G

**Tenure**

Freehold

**Thinking of selling?**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		90
B	(81-91)		
C	(69-80)	70	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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