



Netherfield House, Chevin End, Menston
Ilkley, West Yorkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Netherfield House Chevin End, Menston Ilkley LS29 6BP

A truly unique and impressive detached five-bedroom country house with additional one bedroom cottage and swimming pool complex, all set within approx. 1.5 acres with fantastic views over the Wharfe Valley.

Menston and station 1.0 mile (London Kings Cross 2 hours 46 minutes), Guiseley 1.1 miles, Otley 2.0 miles, Ilkley 6.3 miles, Bradford 8.5 miles, Keighley 10.0 miles, Leeds 10.2 miles, Harrogate 12.8 miles, M621 (Jct. 1) 12.5 miles, Leeds Bradford Airport 3.9 miles

Porch | Reception hall | Drawing room | Sitting room | Office | Dance studio | Garden Room
Kitchen/dining/utility room | Pantry | Swimming pool complex | Boiler room | Cloakroom
5 Bedrooms, 1 en suite and 1 with room over
Family bathroom | Garden | Triple garage with large store and gym over | One bedroom guest cottage | Approx 1.5 acres | 2 Balconies | EPC rating D | CCTV Security

The property

Netherfield House is a charming, stone-built property with an abundance of splendid original features throughout, including coffered ceilings, cast iron radiators and open fireplaces. Offering a total internal area of 7,877 sq. ft., the property presents a rare opportunity to acquire a stunning home that provides high specification accommodation catering to the requirements of modern-day family life, whilst still affording the privacy and tranquillity of a rural location, nestled within the natural beauty of the Yorkshire countryside.

Beyond a welcoming entryway with incorporated cloakroom, the accommodation flows from the grand reception hall with oak flooring and marble fireplace into the main four reception rooms. The first of which is a delightful 23ft, dual aspect sitting room

containing three sets of French doors, flooding the room with light and leading to an outdoor dining area. A spacious office features elegant, wall to wall shelving with underlit display cases and a luxurious bespoke desk with a stone fireplace and a further two sets of French doors accessing the western gardens.

A tailor made semi-open plan kitchen/dining/utility room features characterful limestone tiles complemented by cream wall and base units. Calcutta Macchia Vecchia style Marble worksurfaces in gold, white, grey, and cream tones surround a central island/breakfast bar featuring a solid wooden worktop. An Aga offers three cast-iron ovens for roasting, baking, and simmering and two hotplates. The styling of the kitchen continues into the fitted utility area which provides further storage space, as well as a farmhouse style walk-in pantry. The dining room offers bountiful space for a good-sized family dining table and chairs, with the character of this room being offset by a designer glass cabinet that is sleek and stylish.

Leading off the kitchen is a quaint garden room that looks out to the chicken coop and North gardens, providing an ideal space to prepare or conclude for the day. Adjacent to this is the luxurious vaulted pool complex with heated pool, original timber framed beams and flagstone flooring. A mezzanine level with French doors open out to a private balcony, which provides the perfect place to unwind whilst enjoying the far-reaching countryside views.

To the southerly wing, you will find the superb drawing room, formerly a cinema, which exudes a more modern feel, creating an ideal entertaining space whilst enjoying views of the exceptional private courtyard. Interconnecting double doors lead through a sizeable hallway onto a room currently used as a dance studio with a fitted mirror covering the entire rear wall. This room would be especially suitable for conversion to a home bar or gaming area, if so inclined. Accessed via a separate stairway just off the hall is the 24ft. home fitness suite with three Velux windows.

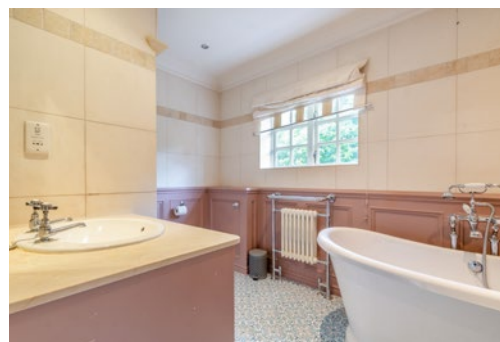




Upstairs, there are five generous bedrooms, including the palatial dual aspect principal suite with built in wardrobes and a substantial modern en suite bathroom with dual his/hers washbasins, freestanding bath and large walk-in shower. French doors lead from the en suite out to a large, private balcony with exceptional views of the lush, secluded gardens.

The fourth guestroom also has the added benefit of a staircase leading to an exquisite overhead dressing area, complete with an abundance of fitted storage. Concluding the main house first floor is the family bathroom with Moroccan style floor tiles, freestanding roll top bath and separate shower enclosure.

The detached guest cottage provides further useful accommodation for multi-generational living, staff accommodation or a potential holiday-let. It comprises an attractive open plan sitting room/bedroom with a freestanding wood burner and exposed beams, a kitchenette and a cloakroom. A footpath leads through the front gardens to the main house. A third gated entrance provides exclusive access to the cottage and its large, independent parking area, placed conveniently alongside the allotments.







Outside

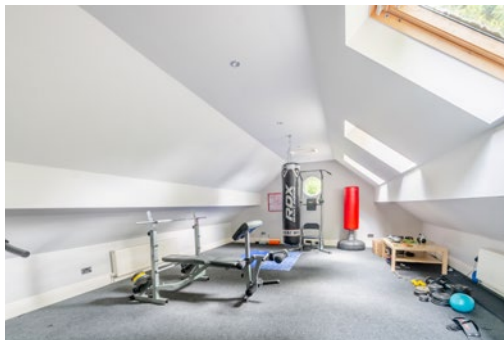
Set amidst private grounds, the main property is approached via a dual entrance gated courtyard with a circular driveway that weaves through the striking gardens to a parking area located next to a triple garage with separate storage room. These beautiful, landscaped gardens feature sweeping lawns, terraces, mature shrubs and trees, in addition to a meadow and a separate vegetable garden. In total, the plot extends to almost 1.5 acres in this discreet but convenient rural location.

Location

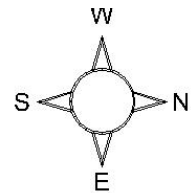
Menston village has a good range of amenities including churches, local shopping, a community centre, Post Office, supermarkets, restaurants, public houses and schooling. Equidistant Guiseley offers high street, boutique and retail park shopping, restaurants, wine bars, leisure and sports centres and primary and secondary schooling. Extensive amenities are also available in Otley, Ilkley, Bradford, Keighley, Leeds and Harrogate.

The M621 links to the M1 and motorway network, Menston and Guiseley stations offer regular services to Leeds and London and Leeds Bradford Airport has a wide range of domestic and international flights.

The area offers a good range of state primary, secondary and grammar schooling including St. Mary's Menston Catholic Voluntary Academy (rated Outstanding by Ofsted) together with a wide selection of independent schools including Ghyll Royd, Bronte House and Woodhouse Grove.



Netherfield House, Chevin End, Menston
Main House internal area 6,874 sq ft (639 sq m)
Triple Garage internal area 634 sq ft (59 sq m)
Guest Cottage internal area 369 sq ft (34 sq m)
Balcony external area = 544 sq ft (50 sq m)
Total internal area 7,877 sq ft (732 sq m)



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

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Directions

From Strutt & Parker's Harrogate office head south on Princes Square, turn right onto Victoria Avenue, then turn right onto Otley Road (B6162). After 2.1 miles at the roundabout take the 1st exit onto Otley Road (B6161), after 5.2 miles turn right onto Farnley Park and continue straight for 2.8 miles. Turn left onto Williams Hill (B6451), turn right onto Beech Hill (A659) then, at the roundabout take the 1st exit onto West Chevin Road. After 1.2 miles turn left onto Windmill Lane, then continue straight onto Chevin End Road where Netherfield House can be found on the right.

General

Local Authority: Leeds City Council,
+44 (0)113 222 4444

Services: Mains electricity, water, and drainage.
Oil-fired central heating.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,250,000

Agents notes: Some CGI's used in the marketing.

Harrogate

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