

Middleton Crag
117 Curly Hill, Ilkley



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An exceptional detached residence offering substantial, beautifully appointed accommodation, set within landscaped gardens in an elevated position with far-reaching southerly views across the Wharfe Valley.

Middleton Crag is an exceptional contemporary residence offering substantial, beautifully appointed accommodation predominantly over a single floor. The property enjoys spectacular south-facing views across Wharfedale towards the surrounding moorland. Thoughtfully designed to make the most of its elevated setting, the property combines striking modern architecture with light-filled, versatile living spaces.

A welcoming reception hall leads to the impressive open-plan kitchen, breakfast and living room, the heart of the home. This superb living and entertaining space features sleek contemporary cabinetry, premium integrated appliances, a substantial central island and extensive glazing, framing the outstanding views and opening directly onto the terrace. A generous dining room also enjoys direct access to the terrace, while the elegant sitting room, with its broad square bay window, provides a wonderful space in which to relax. A separate study offers an ideal environment for home working, while a well-appointed laundry room completes the principal living accommodation.

There are four well-proportioned bedrooms on the ground floor, including the superb principal suite, which benefits from a dressing room and an en suite shower room. A second bedroom also enjoys en suite facilities, while the remaining bedrooms are served by a contemporary family bathroom. On the lower ground floor, a further en suite bedroom with Juliet balcony and fitted wardrobes provides flexible accommodation, ideal for guests or multi-generational living.



The property is approached through secure electric gates onto a sweeping driveway providing ample parking and access to the integrated garage. The beautifully landscaped gardens are a particular feature, with an extensive stone terrace extending across the rear of the house and providing an outstanding setting for outdoor dining while taking full advantage of the exceptional views. The gardens are laid predominantly to lawn with mature trees, established herbaceous borders and a picturesque pond, while a timber summerhouse occupies a secluded position overlooking the valley.

Location overview

The property occupies an elevated position on the edge of Ilkley in a highly desirable setting on Curly Hill enjoying far-reaching views across Wharfedale while remaining within easy reach and a walkable distance into Ilkley. Ilkley offers independent boutiques, cafés, restaurants, a cinema and everyday amenities, together with supermarkets, leisure facilities and the renowned Ilkley Lido. The surrounding Yorkshire Dales National Park and Ilkley Moor provide exceptional opportunities for walking, cycling and outdoor pursuits, while the nearby market towns of Skipton and Harrogate offer a wider range of shopping, dining and cultural attractions. The area is well regarded for its educational provision, with independent primary and secondary schools including Westville House, Moorfield, Ghyll Royd, Ermysteads and The Grammar School at Leeds. Rail services from Ilkley provide regular connections to Leeds and Bradford, Leeds offers regular services to London Kings Cross, while the A65 offers convenient road links to Leeds, Harrogate, Skipton and the regional motorway network.

Postcode region: LS29

General

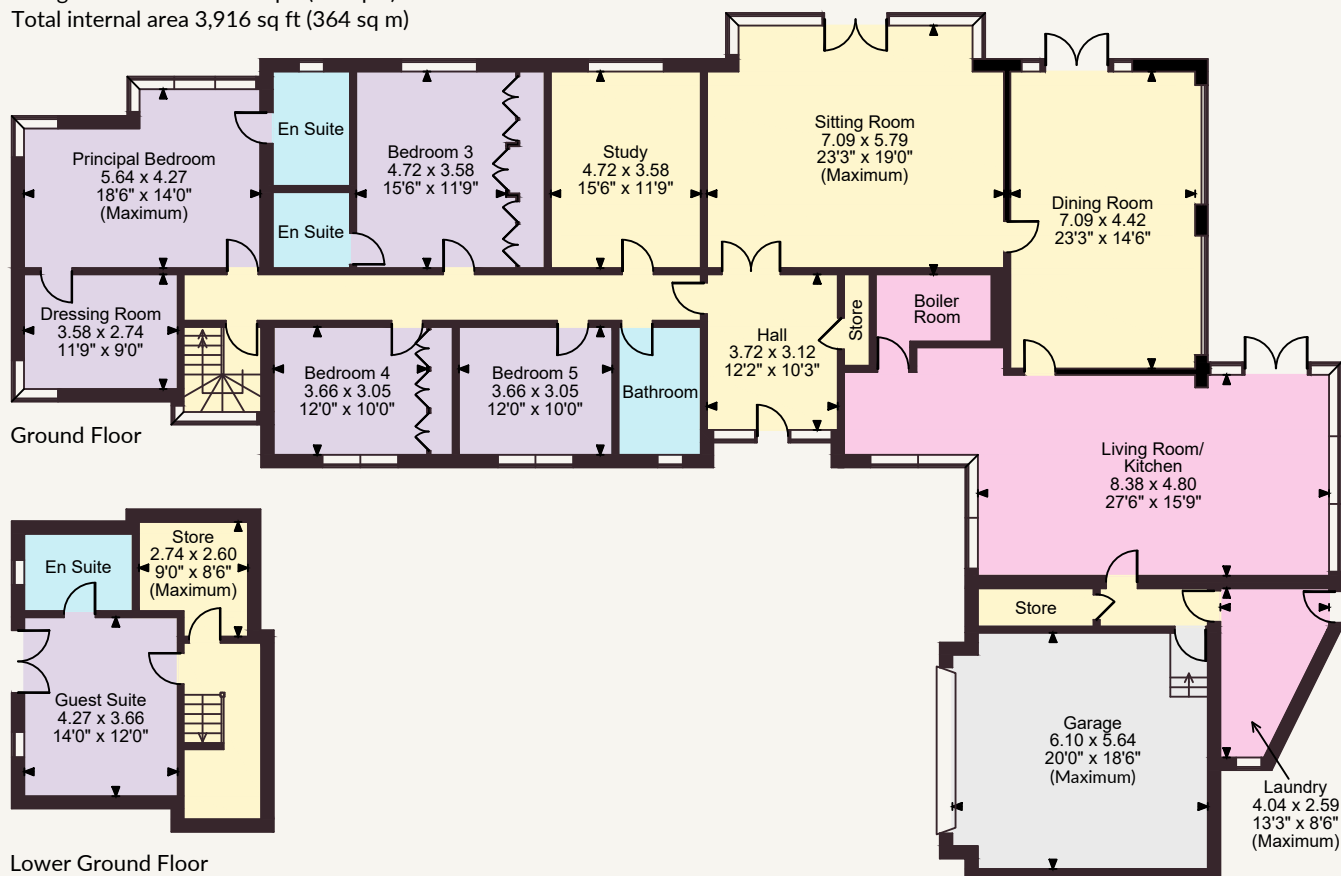
Local authority: Bradford Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 3,533 sq. ft (330 sq. m)
4 reception rooms
5 bedrooms | 4 bathrooms
Integrated garage | Garden
Idyllic views over the Wharfe Valley
Freehold | Town

Guide price £1,895,000



Middleton Crag, Curly Hill, Ilkley
Main House internal area 3,553 sq ft (330 sq m)
Garage internal area 363 sq ft (34 sq m)
Total internal area 3,916 sq ft (364 sq m)



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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