



FOR SALE - RARE DETACHED FAMILY HOME SET WITHIN SUBSTANTIAL LANDSCAPED GROUNDS

WHINBRAE
BEN RHYDDING
ILKLEY
LS29 8SF

- Offers In Excess: £2,000,000
- Approx: 6,013 SQ.FT
- Approx Site Area: 3 Acres
- 7 Bedroom / 3.5 Bathroom

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An Exceptional Detached Family House Set Amidst Beautiful Gardens & Grounds Of About 3 Acres.....

- Entrance Hall
- Spacious Reception Hall
- Cloakroom
- Drawing Room
- Dining Room
- Sitting Room / Library
- Superb Kitchen With Adjoining Sitting / Breakfast Room
- Snooker / Games Room
- Utility Room
- Spacious Landing
- Principal Bedroom With Dressing Room & En Suite
- Guest Bedroom With En Suite
- 5 Additional Double Bedrooms
- House Bathroom & Separate Shower Room
- Suite Of Attic Rooms – Second Floor
- Gated Entrance
- 5 Car Garage
- Exceptional Surrounding Gardens & Grounds



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LOCATION

Ilkley Town Centre 1.25 Miles / Leeds 16.5 Miles /
Bradford 12 Miles / Harrogate 16 Miles / M1 19 Miles
/ A1(M) 19 Miles

COUNCIL TAX

The property is assessed for Council Tax Band H

EPC

Awaiting Updated EPC

PRICE

This exceptional property is being marketed at offers
in excess of £2,000,000.

VIEWING

Strictly via sole agents (by appointment only)

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared August 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.