

MOOR HOUSE

ILKLEY





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*“It has been such a gift to grow a family here -
every room tells a story.”*

Step through time into this most handsome of Victorian villas, where the carved date of 1895 is etched into the stone like a promise. Positioned on a quiet road just moments from the heart of Ben Rhydding and just a short walk from Ilkley, Moor House is a grand six-bedroom, double-fronted home - a true rarity. Wisteria drapes romantically across the front façade, clematis adds a riot of colour in season, and heavy mullioned windows glint in the morning sun. This is no ordinary residence - it is a celebration of space, grace and enduring charm.

Lovingly refurbished by the current owners over the past five years, no expense has been spared and not a detail overlooked. From high-spec fittings to considered design choices, the result is a family home of remarkable quality and timeless appeal.

With its rich period detailing, generous proportions and stylish, thoughtful updates throughout, including bespoke timber shutters fitted to each room across the ground and first floors to complement the home's heritage, this is a home of rare distinction - one to fall for at first sight, and cherish for years to come.



Welcome...

Steps rise gently through a manicured garden, where neat hedges border emerald lawns and blooms nod in the breeze. The journey begins at a solid timber door, framed by original coloured leaded glass that casts delicate rainbows across the porch's tiled floor. As you step inside, the hallway unfolds with an air of ceremony – soaring ceilings adorned with intricate cornicing and a staircase that sweeps upwards in elegant ascent. The striking dark wood Tedd Todd chevron parquet floor continues throughout the hallway and into the principal reception spaces, lending warmth and grandeur in equal measure.



“We’ve celebrated birthdays, Christmases and quiet Sundays here – the house holds the joy of it all.”

Living Beautifully...

To the left, the drawing room invites quiet evenings and joyful mornings alike. Original deep cornices and decorative plasterwork frame a newly installed Chesney hand-carved marble fireplace, home to a Chesney log burner that offers both comfort and elegance. Light pours through the box-bay sash window, while a period style black cast iron Castrads radiator lends function to form. The ambience here is one of calm sophistication – a space equally suited to reading by the fire or entertaining beneath soft evening light.





Versatile Rooms...

Across the hall, the sitting room mirrors this grandeur with box-bay sash windows and a stunning original black and orange contrast marble fireplace complete with Chesney log burner. Another Castrads radiator stands proudly beneath the ceiling's fine plaster detail which adds architectural beauty. This is a room made for hosting - for family feasts, music on the turntable or simply stretching out with Sunday papers and the morning sun.



“It’s a kitchen for life - it brings everyone together so effortlessly, from the bustle of morning school runs to relaxed evenings entertaining friends.”

Heart of the Home...

The breakfast kitchen, handmade by renowned local company Eastburn and recently fitted, sits at the centre of this beautiful home. Painted in a rich dark green and topped with crisp white Silestone worktops, it offers a stylish and durable workspace with thoughtful contrast. A large oak island table anchors the space - a natural hub where family life begins, whether perched with morning coffee or surrounded by friends and chatter.

There is space for a range cooker and American-style fridge freezer, and integrated appliances include a dishwasher for everyday ease. A Belfast sink sits beneath a sash window, with views over the garden beyond.





Light-Filled Spaces...

Underfoot, neutral toned floor tiles run throughout this space, flowing into the open-plan dining area and the rear hallway. Underfloor heating brings a subtle comfort - warmth rising beneath your feet as you prepare breakfast, chat over coffee or wind down with a glass of wine at the end of the day.

The open-plan dining area continues the considered design with olive coloured tongue and groove panelling and a floor-to-ceiling window that frames the view to the adjoining garden room. Off to one side, a well-placed WC features terrazzo flooring and wall tiles with a wash basin - stylish and practical. The flow here is effortless, with a seamless connection between the breakfast kitchen, inner hallway and dining space.

“The garden room is our most favourite space. Whether it’s soaking up the winter sun with a coffee or opening the doors on a summer evening with a glass of wine, it always feels like a little escape.”

The Garden Room & Beyond...

From both the dining area and the rear hallway, a sliding glass door opens into a newly added garden room by Eden Verandas - a breathtaking space that floods the hallway with warmth and natural light from morning through to late afternoon. Fully glazed and fitted with a composite wood-effect grey deck beneath, it is the perfect place to soak up winter sunshine with the doors closed, or to slide them open in summer and blend effortlessly into the garden beyond.

The rear garden itself is thoughtfully arranged and ideal for modern family living. Mainly laid to lawn, it offers space for children to play and adults to relax. A raised area of composite decking - designed to match the garden room – sits directly beneath the kitchen window, creating an elevated spot for casual outdoor dining or quiet morning coffees. Beyond this, a paved patio provides yet another setting to unwind, currently home to a hot tub.

The current owners removed a former single garage to create a more generous garden area, but the space remains versatile. Should future owners wish, it could readily be reconfigured to provide off-street parking via the private road that runs behind the home.





Time to Unwind...

The grand staircase rises to the first floor, lit by coloured leaded windows that feel like stained glass in a cathedral. Three generous double bedrooms await - each unique, each filled with light and original detail.



Rest & Refresh...

The largest of the bedrooms on this floor benefits from two tall sash windows with west facing views and stripped wooden floorboards, offering a spacious and serene retreat. The second bedroom enjoys views over the front garden, while the third looks out over the rear. Each of the bedrooms features a cast iron fireplace and deep corning, with recently installed period-style radiators that blend seamlessly with the home's heritage.

The recently updated house bathroom offers hotel luxury at home. Supplied by The Cast Iron Bath Company with antique brass ironmongery, it features a freestanding bath, separate walk-in shower and bespoke double sink vanity. Striking tiled flooring with underfloor heating completes the sense of indulgence – a space designed for comfort and calm.



Up Above...

Ascend once more to find a further suite of rooms where teenagers, guests or home workers can claim their own space. A charming snug with Velux window serves as a home office, reading nook or gaming den. Three further double bedrooms offer space and solace - two with dormer windows and glorious views, the third set under sloping beams with twin skylights, ample room for a desk and imagination and the benefit of useful eaves storage. A striking bathroom completes this level - with monochrome tiled flooring, a claw-footed bath and exposed roof purlins that echo the home's Victorian soul.





Cellars With Potential...

Accessed off the hallway, stone steps descend to a suite of full height bone-dry cellars - well-maintained and full of potential. Currently used as a utility room, gym and store, this practical and versatile space offers scope for further development, whether as a wine cellar, workshop or creative studio. With generous proportions and central heating extended to this level, it is a rare and valuable asset in a home of this period.

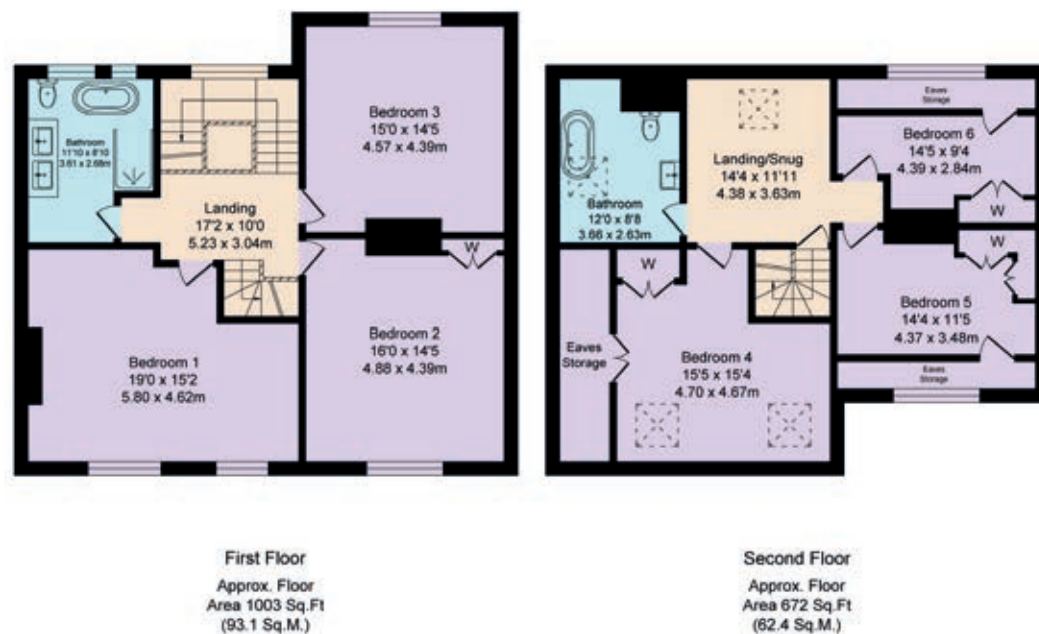
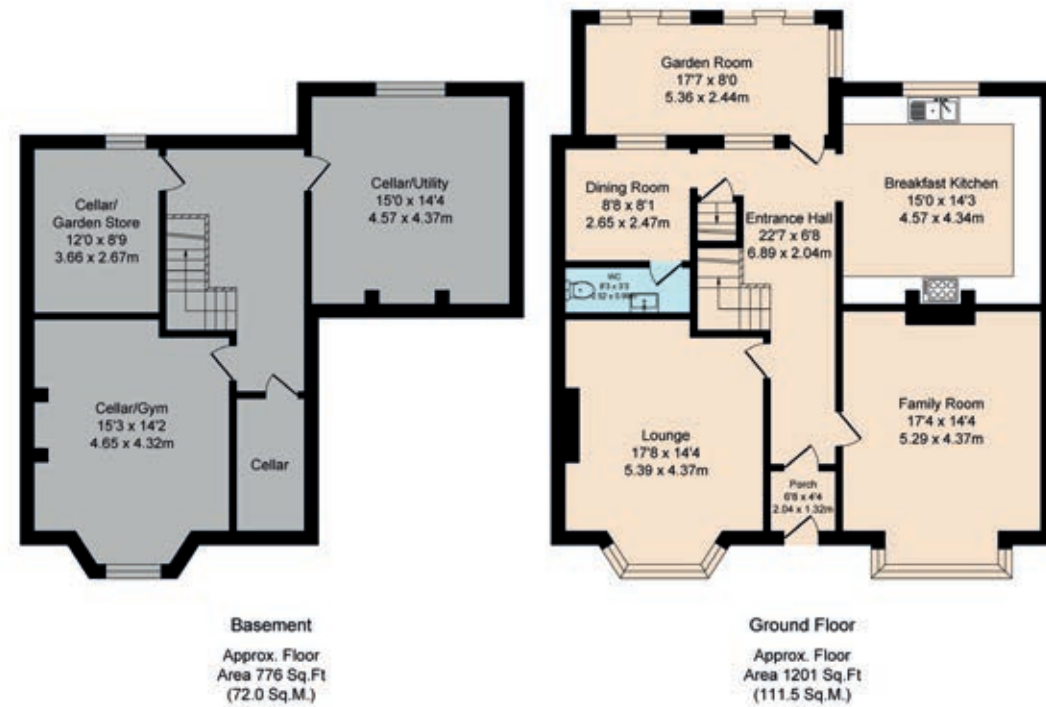
A Place Apart...

Beyond the walls lies a thriving community in one of Wharfedale's most sought-after locations. Families benefit from excellent local schools, including Ilkley Grammar and highly regarded primaries. Commuters enjoy easy access to Leeds and Bradford via Ben Rhydding Railway Station, just a short stroll from the front door. Nature lovers are equally well-served: the River Wharfe flows peacefully nearby, while the famous Ilkley Moor and the gateway to the Yorkshire Dales are just a short drive away - offering the perfect balance of convenience and countryside.



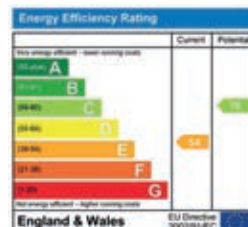
Moor House, 93 Wheatley Lane, Ilkley, LS29 8PP
Total Approx. Floor Area 3652 Sq.ft. (339.2 Sq.M.)
(Including Eaves Storage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Double-fronted Victorian townhouse full of period features
- 6 bedrooms
- 4 reception rooms
- 2 bathrooms
- Recently renovated throughout to highest standards
- Full height cellar used as gym & utility with opportunity to convert
- New fully glazed garden room
- Close to commuter trains from Ben Rhydding station
- Situated in idyllic Ilkley
- All mains services



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



GYM:
XO Fitness in Ilkley
(brand new)



PLACES TO EAT/PUB:
The Wheatley Arms, just a few doors up!



WALK:
From Moor House you can walk to the Cow & Calf and onto Ilkley Moor



POI:
Ilkley has an abundance of shops & eateries. Riverside Gardens have a lovely park for kids. Ilkley Lido is great in summer.



MILK:
Furniss Family Butcher just around the corner



CHEMIST:
Just a short walk into Ilkley



SCHOOLS:
Ben Rhydding Primary (Good) & Ilkley Grammar School (Outstanding)



PUBLIC TRANSPORT:
Regular trains to Leeds (20 mins) from Ben Rhydding station



TAKEAWAY:
Ilkley & Burley have so many to choose from, can order on Deliveroo too



Moor House
93 Wheatley Lane
Ilkley
LS29 8PP

presented by



WHAT3WORDS: liberated.tweeted.eyelashes

To view Moor House
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