



10 Bark Lane, Addingham, Ilkley, LS29 0RB

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

10 Bark Lane, Addingham, Ilkley, LS29 0RB

£1,395,000

Lantern is a statement home. Architecturally distinctive, immaculately finished and designed to make the most of its outstanding position, this is a property that genuinely sets itself apart.

The split-level layout is smart and deliberate — principal rooms are flooded with natural light and oriented to capture sweeping views across the Wharfe Valley towards Beamsley Beacon. At its heart, a showstopping reception hall with bespoke bar opens directly to a sleek, contemporary kitchen featuring a large island, premium appliances and direct access to a south-facing courtyard garden. A private boot room/utility entrance along with a w/c completes the ground floor practicalities.

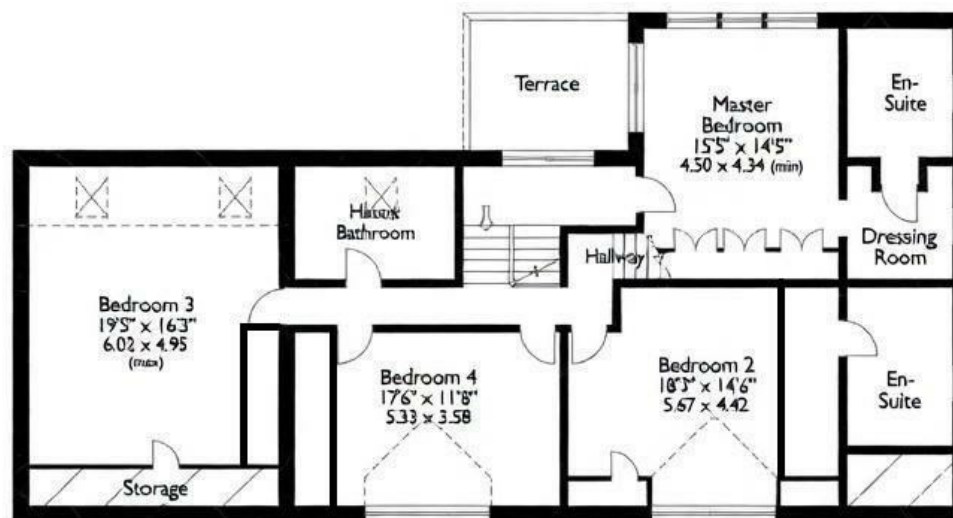
Below, the lower ground floor delivers serious living space — a flexible reception room, dedicated study and a generous sitting room with wood-burning stove and full-width patio doors that frame the view and bring the outside in.

Upstairs, the master suite is genuinely impressive: built-in wardrobes, a private terrace with outdoor heating, dressing room and en-suite. Four further double bedrooms — three on the first floor, one on the second — are all well-proportioned, with two offering en-suite facilities and a house bathroom serving the rest.

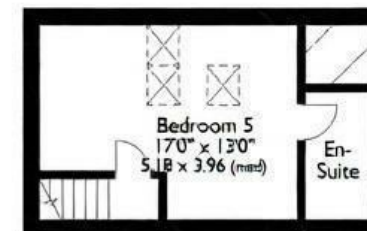
Outside, a double garage, landscaped courtyard, timber garden room, rear lawn with elevated views across open fields to the River Wharfe complete the picture.

Set in Addingham, three miles west of Ilkley, with village amenities, a primary school and The Dales Way on the doorstep — this is Wharfedale living at its finest.

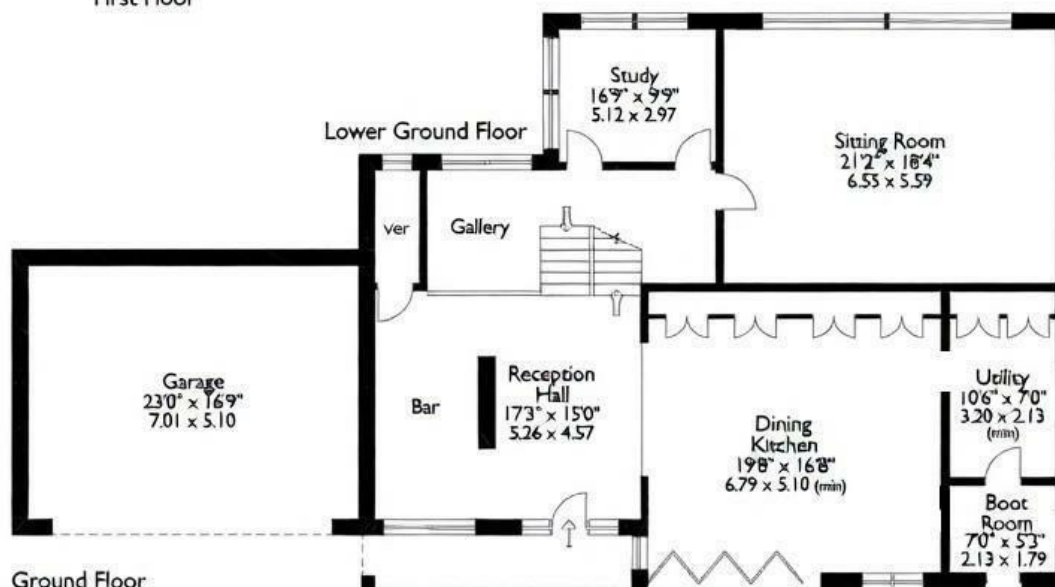
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First Floor



Second Floor



Ground Floor

| Energy Efficiency Rating                    |  |                            |           |
|---------------------------------------------|--|----------------------------|-----------|
|                                             |  | Current                    | Potential |
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  | 86                         | 90        |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

## **SPECIFICATION**

### **Kitchen & Appliances**

Bespoke kitchen fitted with premium appliances from Siemens, including:

Two integrated ovens

Additional Siemens triple oven ( microwave/oven /grill ) configuration

Integrated warming drawer

American-style fridge freezer and integrated dishwasher by Fisher & Paykel

Instant boiling water tap by Quooker

High-spec fixtures and fittings throughout

### **Bathrooms & Plumbing**

Luxury sanitaryware featuring premium taps and showers by Hansgrohe

Underfloor heating system across the entire ground floor for optimal comfort and efficiency

Underfloor heating all bathrooms

### **Heating, Technology & Connectivity**

Full smart heating system by Heatmiser with zoned temperature control

CAT 6 Ethernet ports installed in all principal rooms, ensuring high-speed, reliable connectivity throughout the home

### **Windows, Blinds & Curtains**

Remote-controlled electric blinds fitted to Bedrooms 4 & 5, kitchen, and boot room

Electrically operated curtains in the living room and principal bedroom

### **External & Additional Features**

Contemporary resin driveway providing a sleek, low-maintenance finish

Remote-controlled and voice-activated garage door for added convenience and security

Integrated ceiling Sonos speakers in Bar and Kitchen areas

## **ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.













