



VERBEIA HOUSE

BEN RHYDDING ROAD
ILKLEY



Stunning. Unique.

Five bedroom detached home with a large south-facing rear garden. Set in approx. 0.35 acres.

Reserve now, complete late Spring of 2023.

£1.5m



Please contact us today to register your interest.

01943 660500 • ilkley@hunters.com

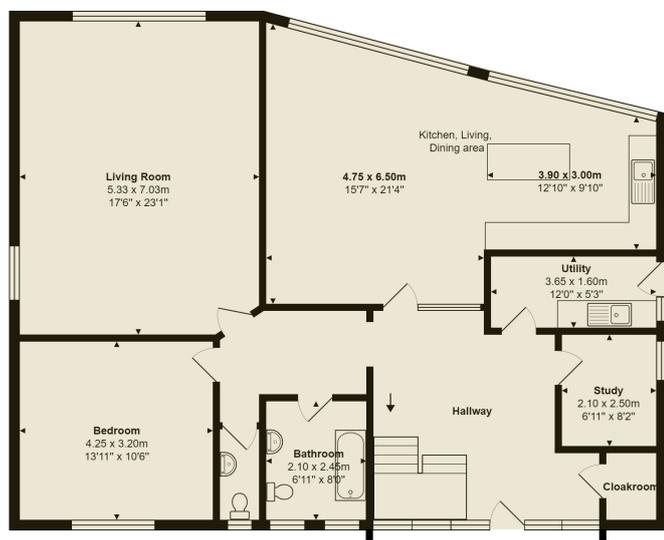
Hunters, 4-5 Crescent Court, Brook Street, Ilkley, LS29 8DE

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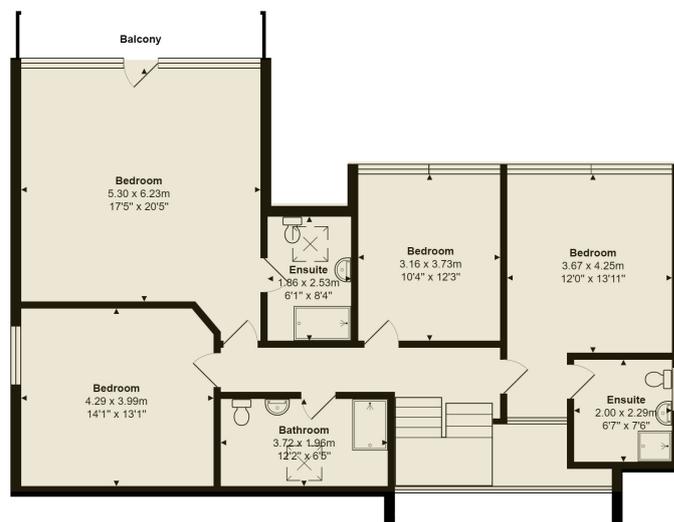


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Ground Floor



First Floor

All measurements are approximate and for display purposes only



A 5 bed detached home beneath the famous Cow and Calf Rocks.

- Internal area circa 3200 sq ft
- 4 bathrooms
- Triple glazed, energy efficient home
- Peaceful, south-facing garden
- Rear balcony, views over Ilkley moor
- High specification throughout
- Opportunity to personalise with early reservation deposit

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Verbeia House lies within the wonderful spa town of Ilkley, voted Sunday Times' best place to live in the UK in 2022.

On the doorstep of Ilkley moor, Verbeia House offers direct access to all the activities this special area of conservation can offer. The serenity of this unique part of the world can be viewed from the balcony of the property, or enjoyed in-person just around the corner.

Early reservation of this one-of-a-kind property will provide the enviable position of personalising much of the interior. The high specification allows for flooring throughout the ground floor, large open-plan kitchen, four bathrooms and downstairs toilet. Beautifully formed stone patio to the rear allows for enjoyment of the large, peaceful garden with views up to the famous Cow n' Calf rocks. With contemporary styling and unparalleled craftsmanship, Sharrock Construction are producing another hugely desirable home in Ilkley.

Ilkley Grammar School (walking distance from the house) is consistently rated "outstanding" along with many local primary schools and nurseries. Many and varied shops, cafes, restaurants, visitor attractions, local facilities, bus and train stations are all within walking distance also. Trains connect Ilkley to Bradford and Leeds in 30 minutes, and

from Leeds, access to the rest of the country. Leeds Bradford airport is within a 20 minute drive. Ilkley is home to golf, football, rugby, hockey, cricket, bowling, swimming and tennis clubs for all ages and abilities. Arts, craft, drama and music groups are in abundance with many choirs, performance opportunities (Playhouse, Kings Hall) along with Ilkley's own luxurious cinema. Please contact our office for further information and to arrange a viewing

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