

Harrison Robinson

Estate Agents



Thalassa Gill Bank Road, ILKLEY, LS29 0AU

£3,300,000

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GROUND FLOOR

Boot Room

One enters a rear entrance porch with access to a newly created 'wine cellar' and door into a spacious, double garage.

A further door gives access to an internal hallway with built-in, cleverly designed bespoke storage, which is an ideal spot for kicking off shoes and boots and hanging coats after a long walk in the surrounding countryside and woodland.

Reception Hallway

Half glazed doors to the front elevation with matching side glazed windows give access into an entrance porch area with solid oak flooring, giving access to the bright and spacious reception hallway again with oak flooring, return stairs lead to the first floor where light floods in through the leaded half landing window. This is an ideal space to welcome friends and family alike.

Sitting Room

17'4" x 15'8" (5.3m x 4.8m)

A further spacious reception room, breathed on by the designers touch, presently utilised as a study with box-bay window to the front elevation, again affording stunning views and allowing the natural light to flood in. Traditional style radiator and further windows to the side elevation. Traditional marble fireplace with stone hearth houses a modern style log burning stove and solid oak flooring. This certainly provides the option of a further reception room.

Lounge

22'3" x 15'5" (6.8m x 4.7m)

A most delightful sitting room with fully-glazed, panoramic windows to the front elevation affording stunning views across the Wharfe Valley, the natural light is enhanced through Velux rooflights. One's eyes are drawn to a charming ornate marble fireplace fitted with a stone hearth with an inset modern stove, blending perfectly with the opulent contemporary décor. Original style radiator. Solid oak flooring, this is a most relaxing family room, a further door leads into the dining kitchen.

Family Room

18'0" x 12'5" (5.5m x 3.8m)

Stairs down to:

A wonderful bright and spacious chill out space with colonial shutters to the triple aspect windows, ideal for watching films, carpeted flooring and downlighting.

Living Dining Kitchen

43'7" x 21'7" (13.3m x 6.6m)

Half-glazed French doors open from the hallway into the true-heart of this family home, comprising a most spacious sitting area with solid oak flooring having double-glazed windows affording delightful southerly Wharfe Valley views. Bi-fold doors open to a large, flagged patio area creating a wonderful inside-outside feel, perfect for Al-fresco entertaining. The kitchen area is fitted with a bespoke, hand-made, Shaker style, fitted kitchen with a range of drawers and cupboards with white, granite work surfaces over incorporating a double Belfast sink. Space for a large, American style fridge freezer. Integrated appliances include a large, inset multi-oven range with multi-burner gas hob over with glass splashback, dishwasher and wine fridge. A large, curved centre island with white, granite worksurfaces incorporates a bench seat. Built-in Sonos speaker system and room for a large dining table. One can imagine many happy times here entertaining friends and family. French and bi-fold doors open out to the large, south facing patio area. Downlighting and Velux roof lights afford further natural light. Useful, spacious, walk-in pantry with downlighting.

A further set of French doors open back through into the sitting room.

Utility

11'1" x 6'10" (3.4m x 2.1m)

Gym

19'8" x 12'9" (6.0m x 3.9m)

From the hallway, one enters a spacious gym with glazed French doors opening onto a rear patio area, downlighting and radiator.

Cloakroom

Cloakroom comprising traditional style, low-level w/c and vanity basin with mahogany legs and marble top with marble splashback. Traditional, ladder style radiator, brick effect tiling to the walls, tiled checkerboard flooring and extractor.

Second Cloakroom

A second cloakroom with low-level w/c and washbasin.

Wine Cellar

A newly constructed air conditioned wine cellar with glass door

Integral Garage

A most spacious, double garage with twin remote-control, electric roller doors - ideal for storing all the family paraphernalia or even a couple of cars!

FIRST FLOOR

Landing

Return stairs lead from the hallway lead to a spacious landing area with a stunning original feature leaded window to the half landing allowing ample natural light to flood in. stunning inlaid wooden flooring to the half landing continues to the landing and bedrooms, traditional style radiator, panelling to dado height.

Master Bedroom

36'5" x 16'0" (11.1m x 4.9m)

The truly spacious master bedroom is an absolute haven of peace and calm and benefits from dual aspect windows affording breath taking views across the Wharfe Valley and towards the iconic Cow and Calf Rocks - a truly fantastic vista to wake up to every morning. Continuation of the stunning solid wood flooring, traditional style radiator and downlighting.

Dressing Room

17'4"x 8'10" (5.3mx 2.7m)

A fully fitted, walk-in dressing room, fitted with a full range of bespoke hanging shelves and drawers and further walk-in, spacious storage space, continuation of the solid wood flooring

En-suite

Wow - this is a stunning en-suite bathroom fitted with marble tiling to the flooring, contemporary deep fill bath with wall mounted mixer tap, separate wall mounted hand-shower and low-level w/c with concealed cistern. Free standing vanity unit with marble surface with dual, ceramic basins with chrome, monobloc mixer taps. Tiling to the splashbacks. Window with colonial style shutters and downlighting. One also benefits from a fully marble tiled, walk-in, wet room style shower area having his & hers drench showers. Chrome towel radiator.

Bedroom Two

15'8" x 15'8" (4.8m x 4.8m)

A delightful, dual aspect, double bedroom to the front elevation with a charming cast-iron bedroom fireplace, solid woods flooring, stunning Wharfe valley views and fitted wardrobes. Traditional style radiator.

Tel: 01943 968 086

En-Suite

Spacious and stylish en-suite with marble tiling to the walls and flooring and inset deep fill bath within a marble setting having thermostatic shower and glazed screen over the bath. Wall-hung, vanity basin with chrome, monobloc tap, low-level w/c with concealed cistern, downlighting and chrome, ladder, towel radiator.

Bedroom Three

14'9" x 14'9" (4.5m x 4.5m)

A further spacious double bedroom to the front elevation with a range of fitted wardrobes, solid wood flooring, radiator and panoramic window affording wonderful Wharfe Valley views.

En-Suite

Stylish en-suite with marble tiling to the walls and flooring and inset deep fill bath within a marble setting having thermostatic shower and glazed screen over the bath. Wall-hung, vanity basin with chrome, monobloc tap, low-level w/c with concealed cistern, downlighting and chrome, ladder, towel radiator.

Bedroom Four

12'5" x 12'1" (3.8m x 3.7m)

A good-sized, double bedroom with windows overlooking the driveway, radiator and wooden flooring.

Shower Room

Further shower room with marble to the walls and flooring, walk-in shower with glazed screen and drench shower and separate hand shower. Low-level w/c with concealed cistern, wall hung wash basin with chrome, monobloc tap, down lighting and window to the rear elevation with obscure glazing.

Bedroom Five

13'1" x 8'10" (4.0m x 2.7m)

Double bedroom to the rear elevation, wooden flooring, radiator and windows overlooking the rear elevation.

Annex Landing

Stairs lead from the rear hallway to a further landing area with Velux window, which could be utilised as a separate annex for a dependent relative.

Bedroom Six

19'4" x 9'6" (5.9m x 2.9m)

A further great sized bedroom, which could easily be converted to create an open plan living dining kitchen. Velux window and radiator.

This area could be redeveloped for a dependent relative or as an annex for a teenager.

Bathroom

Spacious contemporary bathroom, fitted with deep fill bath with hand shower over, pedestal basin with monobloc tap and low-level w/c with concealed cistern.

Bedroom Seven

14'1" x 13'1" (4.3m x 4.0m)

A good-sized, double bedroom overlooking the rear garden with window and Velux roof light and under eaves loft access.

OUTSIDE

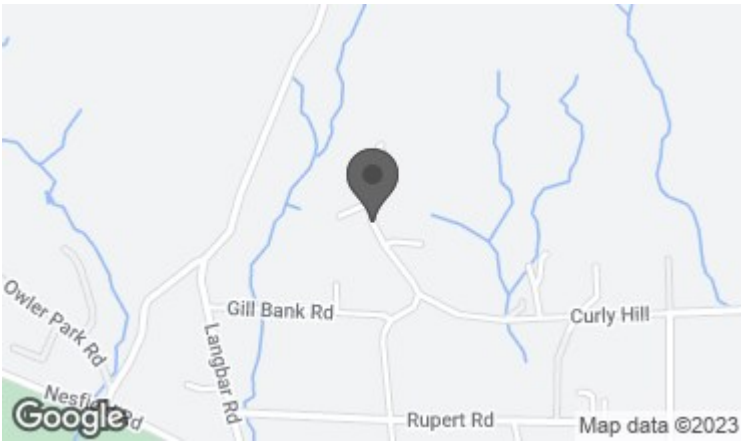
Driveway & Parking

The property benefits from a gated resin driveway with electric, remote-control gates to the side of the property creating spacious off-road parking leading to the integral double garage.

Garden

To the front of the property is a generous area of level lawn and total privacy is maintained by trees and bushes. A Yorkshire stone terrace runs along the front of this home and stands above a delightful area of mature rockery, which benefits from traditional style planting creating a wonderful splash of colour. To the side of the property is an expansive area of patio, again with Yorkshire stone flags, creating a marvellous, private seating area from which to enjoy the stunning views and is ideal for al-fresco entertaining.





GROUND FLOOR
APPROX. FLOOR
AREA 3127 SQ.FT.
(290.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 5649 SQ.FT. (524.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FIRST FLOOR
APPROX. FLOOR
AREA 2522 SQ.FT.
(234.3 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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