



**MOUNT STEAD AND MOUNT STEAD COTTAGE**  
Ilkley, West Yorkshire

**Carter Jonas**

# **MOUNT STEAD AND MOUNT STEAD COTTAGE, BEN RHYDDING DRIVE, ILKLEY, LS29 8BQ**

Ilkley – 2½ miles  
Leeds – 17 miles  
Harrogate – 18 miles

## **MOUNT STEAD**

Reception hall · Drawing room · Sitting room · Dining room · Inner hall · Cloakroom · Breakfast kitchen · Side hall · Utility room · Storage cellar · First floor landing  
Principal bedroom with an en suite bathroom · Guest bedroom with an en suite shower room · Three additional bedrooms · House bathroom

## **MOUNT STEAD COTTAGE**

Hall · Sitting room · Dining kitchen · Utility/store room  
First floor landing · Two bedrooms · House bathroom

## **OUTSIDE**

Enclosed courtyard providing extensive parking  
Double garage and tool shed · Additional garage and store for the cottage · Fenced tennis court · Mature and beautifully maintained south facing walled garden  
Additional lawned gardens to the side and rear · Ha-ha  
Further area of grassland beyond bordered by mature trees · In all, just under 3¾ acres (1.5 ha) of gardens and grounds

**A WONDERFUL OPPORTUNITY TO ACQUIRE AN ATTRACTIVE AND HISTORIC GRADE II LISTED DETACHED PROPERTY, TOGETHER WITH A SEPARATE 2 BEDROOM COTTAGE, BEAUTIFULLY SET AMIDST JUST UNDER 3¾ ACRES OF GARDENS AND GROUNDS, ENJOYING OUTSTANDING PANORAMIC VIEWS OVER WHARFEDALE AND OCCUPYING A GLORIOUS SEMI RURAL SETTING TOWARDS THE EASTERN SIDE OF BEN RHYDDING.**





Mount Stead occupies a stunning country setting in a private and little known position, within a short drive of both Ben Rhydding and Ilkley. A range of local amenities are available in Ben Rhydding including everyday shops, pub/restaurants, a primary school and a railway station. A more extensive range of everyday facilities are available in Ilkley which is about a 10 minute drive to the west. For the commuter, the property is well positioned for access to the West and North Yorkshire business centres and the mainline railway station in Leeds (connections are available from Ben Rhydding station) provides intercity services to London's Kings Cross. Leeds/Bradford International Airport is within a 20 minute drive.

Mount Stead is an outstanding Grade II listed detached property offering superb family accommodation of charm and character. The property is believed to date back to the early 17th Century – Historic England draw reference in the listing to a datestone over the projecting porch inscribed D.I.S 1605. It is understood that it was significantly extended to the rear in 1920. It has been the much loved and cherished home to the current owners for almost 50 years. It occupies a fantastic private setting, surrounded by its own land which extends to just under 3¼ acres (1.5 ha) and enjoys beautiful and far reaching views over scenic Wharfedale countryside.





The comfortably proportioned and well maintained accommodation is arranged over two floors and includes three delightful reception rooms, a lovely everyday breakfast kitchen together with five bedrooms – two of the bedrooms have en suite facilities and there is a separate house bathroom.

Lying to the south of the house is Mount Stead Cottage, a detached and self contained cottage which is also Grade II listed and believed to date from the 17th Century. The cottage provides excellent ancillary accommodation, being ideal for visiting guests or relatives or which could also be utilised for separate letting purposes. The accommodation includes a hall, sitting room, dining kitchen, utility room/store together with two bedrooms and a bathroom on the first floor. To the rear of the cottage is a garage and a store room.

The gardens and grounds create a special feature and surround the property. To the front of Mount Stead is a delightful walled garden which faces due south. The garden is predominantly lawned with mature borders, topiary and gravelled pathways. Further lawned gardens lie to the side and rear with a ha-ha to the rear, separating the garden from the paddock which lies beyond. To the east of the house is a fenced tennis court. There is also a large gravelled courtyard providing parking for several vehicles, an orchard and a lawned garden to the front of Mount Stead Cottage.



## ADDITIONAL INFORMATION

**Tenure:** We are advised that the house and cottage are freehold and vacant possession will be given on legal completion.

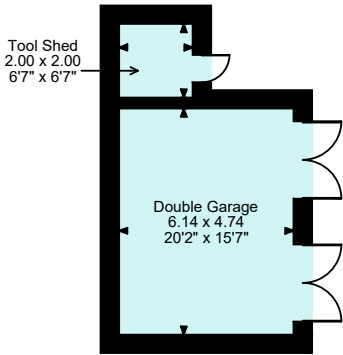
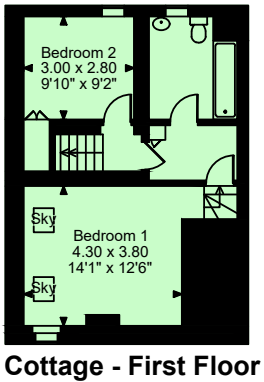
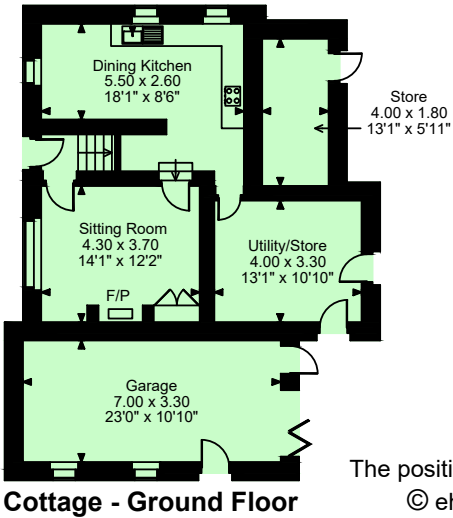
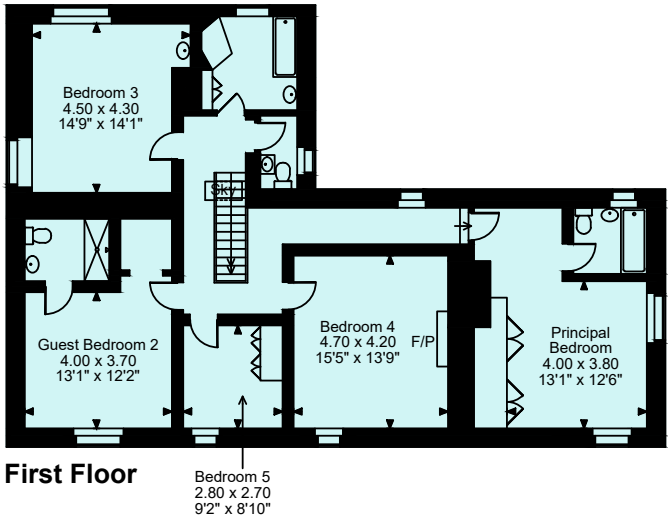
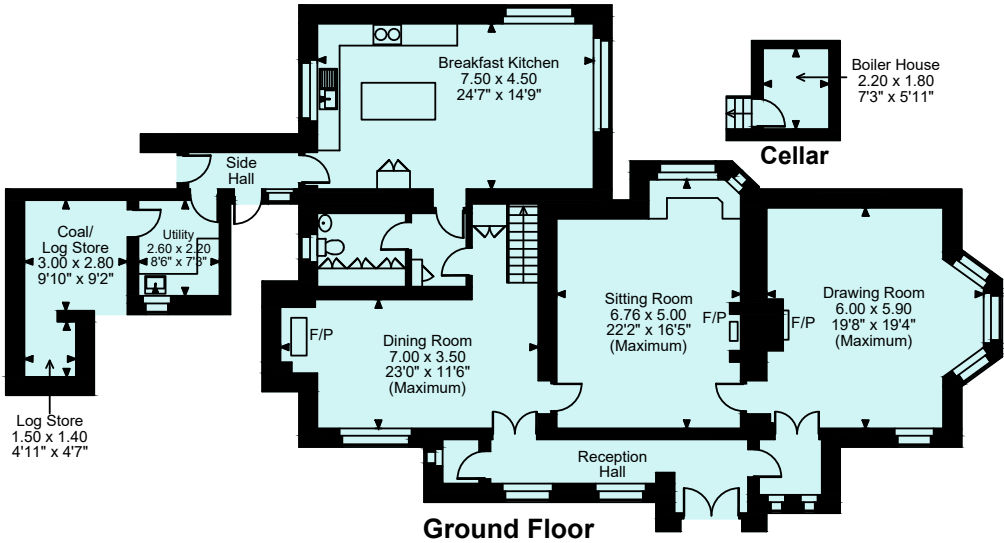
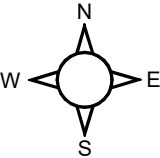
**Services:** We are advised that mains electricity and water are installed. Drainage for both properties is to a septic tank/treatment plant. Oil fired central heating is installed to both properties with separate boilers.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - LS29 8BQ:** From the parade of shops in Ben Rhydding, turn into Wheatley Lane and then turn immediately left, through substantial gate posts, into Ben Rhydding Drive. Continue up Ben Rhydding Drive into open countryside. Then turn sharp right in front of the gates to the Audley retirement development. Follow the road around to the left and up the hill. Bear left past New Stead and the next driveway on the left leads to Mount Stead.



**Mount Stead, Ben Rhydding Drive, Ilkley**  
**Approximate Gross Internal Area**  
**Main House = 3,365 sq ft / 313 sq m**  
**Cottage = 1,054 sq ft / 98 sq m**  
**Garages & Outbuildings = 683 sq ft / 63 sq m**  
**Total = 5,102 sq ft / 474 sq m**



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