



NESFIELD COURT
Nesfield, Near Ilkley

Carter Jonas

NESFIELD COURT, NESFIELD, LS29 0BW

Ilkley - 2½ miles
Skipton - 9 miles
Harrogate - 18 miles
Leeds - 20 miles

GROUND FLOOR

Reception hall · Cloakroom · Sitting room · Study · Living kitchen · Family room · Garden room · Utility room
Games room · Snug · Boot room · Secondary cloakroom
Wine cellar · Storage cellar/boiler room

FIRST FLOOR

Landing · Principal bedroom with a dressing room and an en suite bathroom · Guest bedroom with a walk in wardrobe and an en suite · Two further double bedrooms, each with en suite facilities · Three further bedrooms · House shower room · Separate cloakroom

OUTSIDE

Gated entrance · Long tree lined driveway · Further pair of entrance gates · Courtyard providing extensive parking · Hard landscaped area to the rear · Detached double garage · Useful stores · Sweeping lawned gardens to the front · Substantial south facing terrace

Extending in all to just over 4 acres (1.6 ha)

AN EXCEPTIONAL AND COMPREHENSIVELY UPGRADED COUNTRY HOUSE PROVIDING LUXURIOUS FAMILY ACCOMMODATION OF SIGNIFICANT STYLE AND QUALITY, ENJOYING LOVELY VIEWS AND BEAUTIFULLY POSITIONED AMIDST JUST OVER 4 ACRES (1.6HA) OF GARDENS AND GROUNDS IN A PRIVATE AND DISCREET POSITION WITHIN THIS SOUGHT AFTER HAMLET, JUST TO THE NORTH WEST OF ILKLEY.





LOCATION

Nesfield Court occupies a lovely semi rural setting in a sought after and historic hamlet, located on the south eastern fringe of the Yorkshire Dales National Park. The hamlet is conveniently located within a short drive of Ilkley (2½ miles to the south east) which offers an excellent range of shops, restaurants, public houses and other amenities. For the commuter, Ilkley is well placed for access to Leeds and Bradford, there is train station which provides frequent services to the aforementioned business centres – services from Leeds to London's Kings Cross take approximately 2¼ / 2½ hours. Leeds/Bradford International airport is within a 20 minute drive. Also nearby is the Duke of Devonshire's Bolton Abbey estate which provides some of the most stunning scenery in Yorkshire.

THE PROPERTY

Nesfield Court was constructed in the 1920s in a grand manor house style, exuding elegance and stature. In more recent years the property has undergone significant improvement and now affords luxurious family accommodation equipped and presented to an impressively high standard, extending to over 6,200 sqft (576 sqm) of living space. The setting is equally impressive, nestling beautifully within its mature and well established gardens and grounds and enjoying superb views over beautiful Wharfedale countryside.





The property is entered through a welcoming reception hall, which gives a flavour of the grandeur of the accommodation on offer. To the western side a comprehensively equipped living kitchen, adjacent family room and a garden room, combine to create wonderful free-flowing family space with access to the large flagged terrace. The southern elevation also includes a study along with a sitting room, which again has direct garden access. The rear wing has been remodelled with a games room and adjacent snug being an ideal entertaining or relaxation area. Beyond is a spacious boot room, with dog shower, cellar access to the boiler room and additional cloakroom. The first floor landing provides access to four bedroom suites – the majority of which have beautiful views to the south. The principal bedroom has a luxurious en suite bathroom as well as a fully fitted dressing room. A lower-level landing runs through to three further double bedrooms which share a contemporary shower room and a cloakroom.

OUTSIDE

Nesfield Court has a wonderful sense of arrival with substantial stone gate pillars setting the scene for the long tree-lined driveway. The house overlooks sweeping lawned gardens which provide an ideal family amenity. In addition to the gated parking area, there is a hard landscaped area to the rear with potential for a stable block or similar – subject to necessary consents. There are a couple of useful stores as well as a detached double garage.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion..

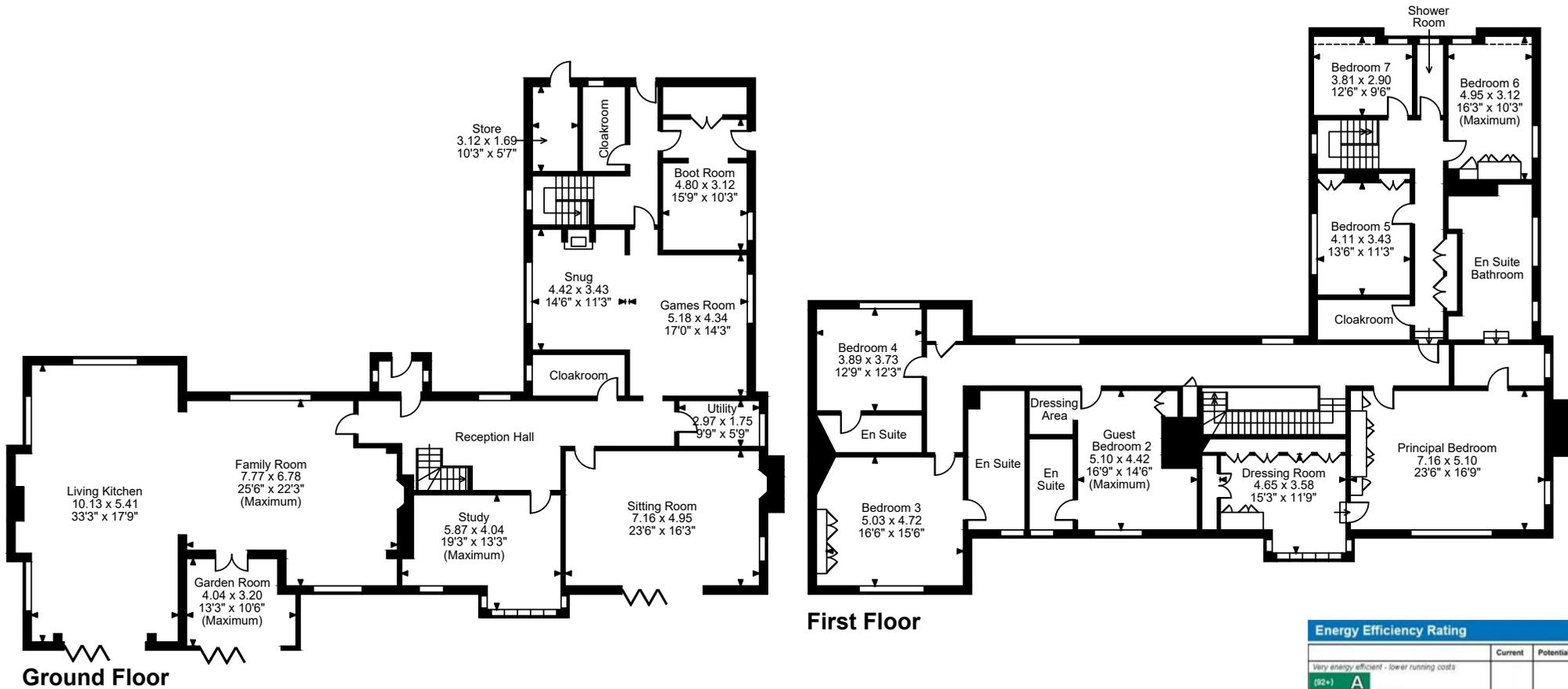
Services: We are advised that mains electricity is installed. There is a private water supply and a shared private drainage system. Central heating is provided by means of oil fired boilers.

Viewings: Strictly by appointment through the joint selling agents – Carter Jonas – 01423 523423 or Dacre Son & Hartley - 01943 600655.

Directions - LS29 0BW: From the main traffic lights in Ilkley, by the church, proceed down New Brook Street. Proceed over the bridge and you will see the Rugby Club on the right and a football pitch on the left. Turn left into Denton Road and continue for about ½ a mile – turning left into Nesfield Road. Proceed past Ilkley Golf Club and continue for about 1½ miles – this road leads to Nesfield. On approaching the hamlet, bear right. At the small village green bear right and continue up the hill. The entrance to Nesfield Court is in front of you. Proceed up the drive and the entrance to the rear courtyard is on the right.



Nesfield Court, Nesfield
Approximate Gross Internal Area
Main House = 6,251 sq ft / 581 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

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