



Dean Farm, Nesfield, Ilkley

A delightful five bedroom country home, significantly extended over the years and occupying an idyllic location within a secluded dell on the edge of Nesfield, just 2.5 miles from central Ilkley. A beautiful rural home combining privacy, character and accessibility.

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Dean Farm, Nesfield, Ilkley, LS29 0BP

Harrogate 19 miles, Skipton 9 miles, Leeds 19 miles (all distances approximate)

Guide Price: £1,595,000

Accommodation

Ground Floor: Entrance Porch; Reception Hall with staircase off and storage beneath; Cloakroom; Living Room – a lovely dual aspect reception room with splay Bay overlooking the principal gardens, French doors to the side terrace and an open fire; Family Room with lovely garden views; Dining Area, again with French doors to the fore garden; Kitchen fitted with a comprehensive range of integrated storage. There is direct access from the kitchen to the property's integral garage offering clear potential for extension of the principal living – subject to any consent. Pantry; Laundry with fitted storage cupboards.

First Floor: Generous split level Landing; Principal Bedroom Suite comprising a triple aspect Double Bedroom with fitted wardrobes and luxury Ensuite Bathroom off with both bath and shower; Washroom WC; three further Double Bedrooms including one with a range of fitted wardrobes; Single Bedroom five/Study; well-appointed House Bathroom.

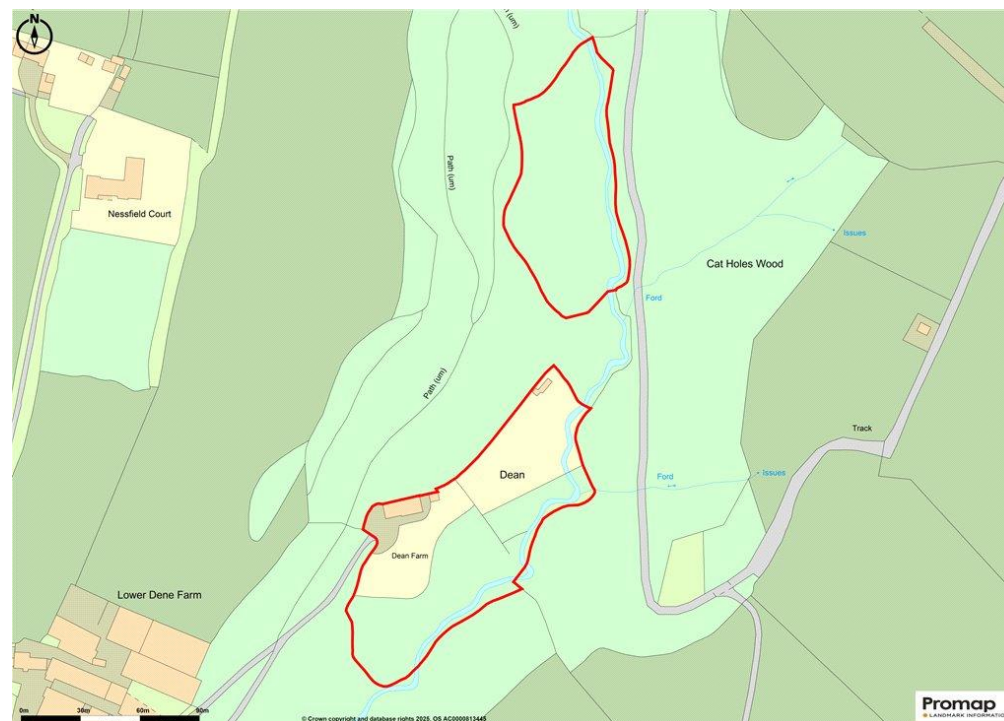
Outside: Dean farm enjoys a delightful approach which leads to an expansive gravel parking/turning area. Beyond there are beautiful landscape gardens with specimen trees, sweeping lawns and a delightful seating area adjacent to a pond. The gardens continue to the northeast of the house where there is a fruit and vegetable garden. Beyond, detached from the property (as indicated on the attached plan), is a further area of rough grazing/moorland. The principal gardens and grounds extend to approximately 0.898 hectares (2.218acres), with the additional land totalling approximately 0.582 hectares (1.437acres).

General Remarks

Dean Farm is surely the archetypal country home, this detached family property occupying an idyllic and sheltered position with a charming dell on the periphery of Nesfield village.

The property has been significantly extended and adapted over the years and now offers very comfortable five bedroom family accommodation with two well-proportioned reception rooms, as well as a dining area and kitchen which combine to create excellent free flowing space – with the added potential to extend through into the adjoining garage. To the first floor there are five bedrooms in all, including a generous principal suite with fitted wardrobes and a private bathroom off, whilst one of the double bedrooms has an extensive range of fitted wardrobes. Adjacent bedroom five could easily be used as a study/office.

Dean Farm overlooks beautiful well stocked gardens, a haven for wildlife and the green fingered. The plot is stocked with mature specimen trees, whilst shrubs, sweeping lawns and an ornamental pond add interest at almost every turn. The house has the advantage of expansive parking, and beyond the gardens, as the land runs up The Dean, one will find a vegetable and fruit garden.



The sale of Dean farm offers a rare and exciting opportunity to acquire an idyllic rural home combining space, privacy and excellent connectivity with the region's business centres.

Nesfield is a highly regarded community set on the south facing banks of the River Wharfe. Ilkley's town centre, with its comprehensive range of retail and social amenities, is only 2.5 miles distant, whilst a comfortable walk along a country lane and over a pedestrian river bridge leads into Addingham. The former Victorian spa town of Ilkley, recently voted the UK's best place to live in the North of England by The Sunday Times (spring 2025), provides a broad mix of high street and colourful independent stores, as well as an excellent choice of restaurants, cafes and tea rooms. There are sports clubs to cater for a huge variety of interests from bowling and rugby, to tennis and golf. The community is home to the popular Winter Gardens along with a couple of supermarkets and even a local independent cinema.

The surrounding countryside and rugged moors offer many an opportunity for rural pursuits including challenging walks, road and mountain biking. Footpaths lead from Dean Farm towards Langbar and the majestic Beamsley Beacon. For the commuter there are excellent links into the region's business centres including Leeds, Harrogate and Bradford. From Ilkley train station there are frequent services throughout the day into both local cities, with regular connections from Leeds to London King's Cross, meaning an early start in the nation's capital is a feasible, if occasional, option. Leeds Bradford International Airport is just some 12 miles distant from the property.







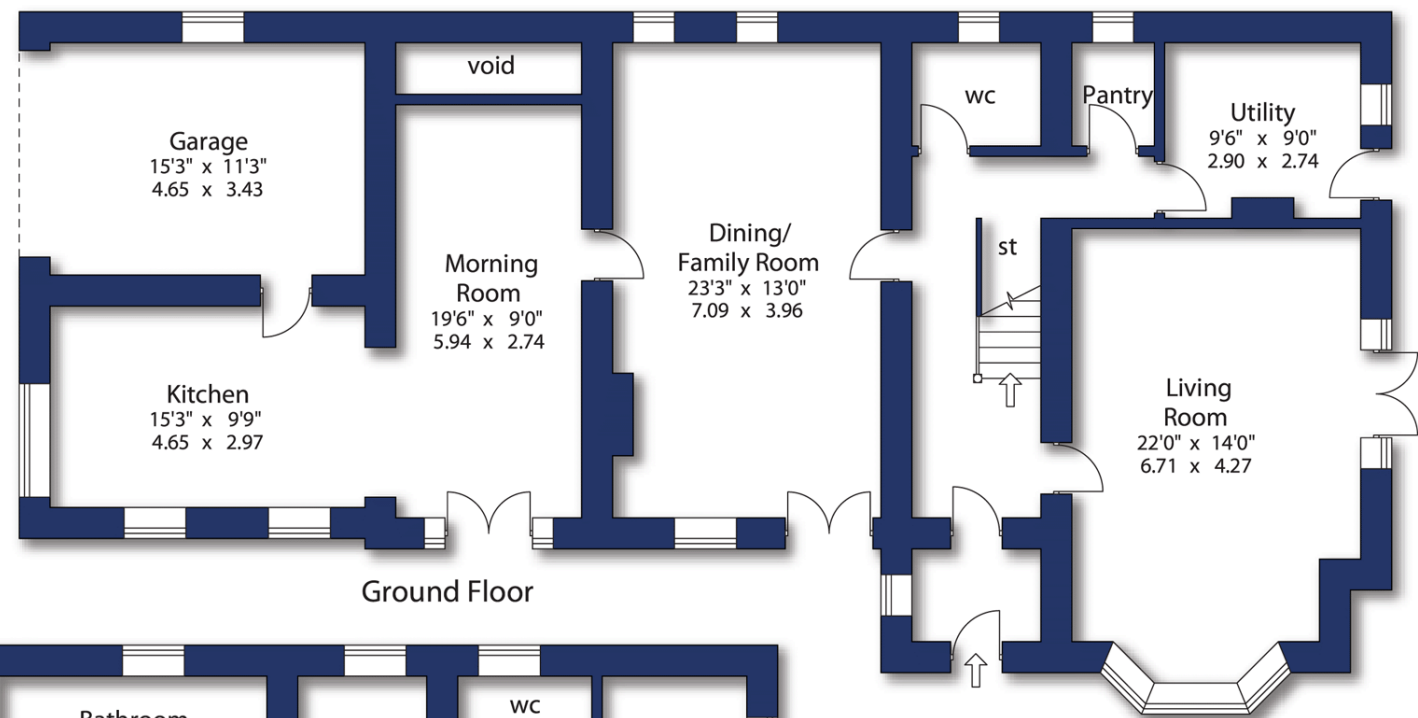




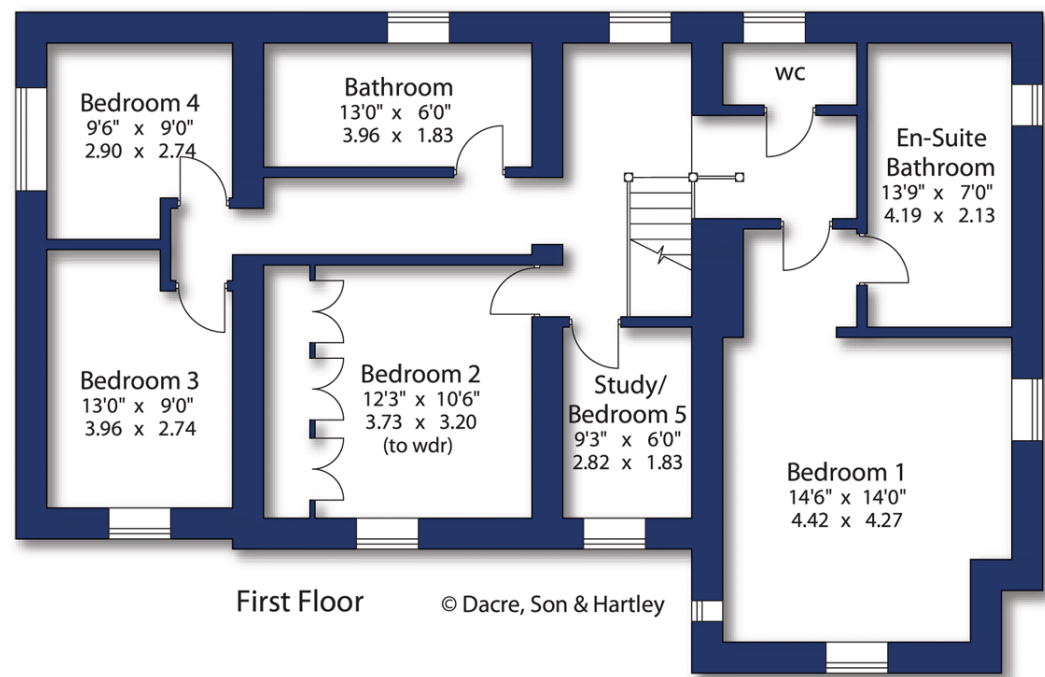




Floorplans

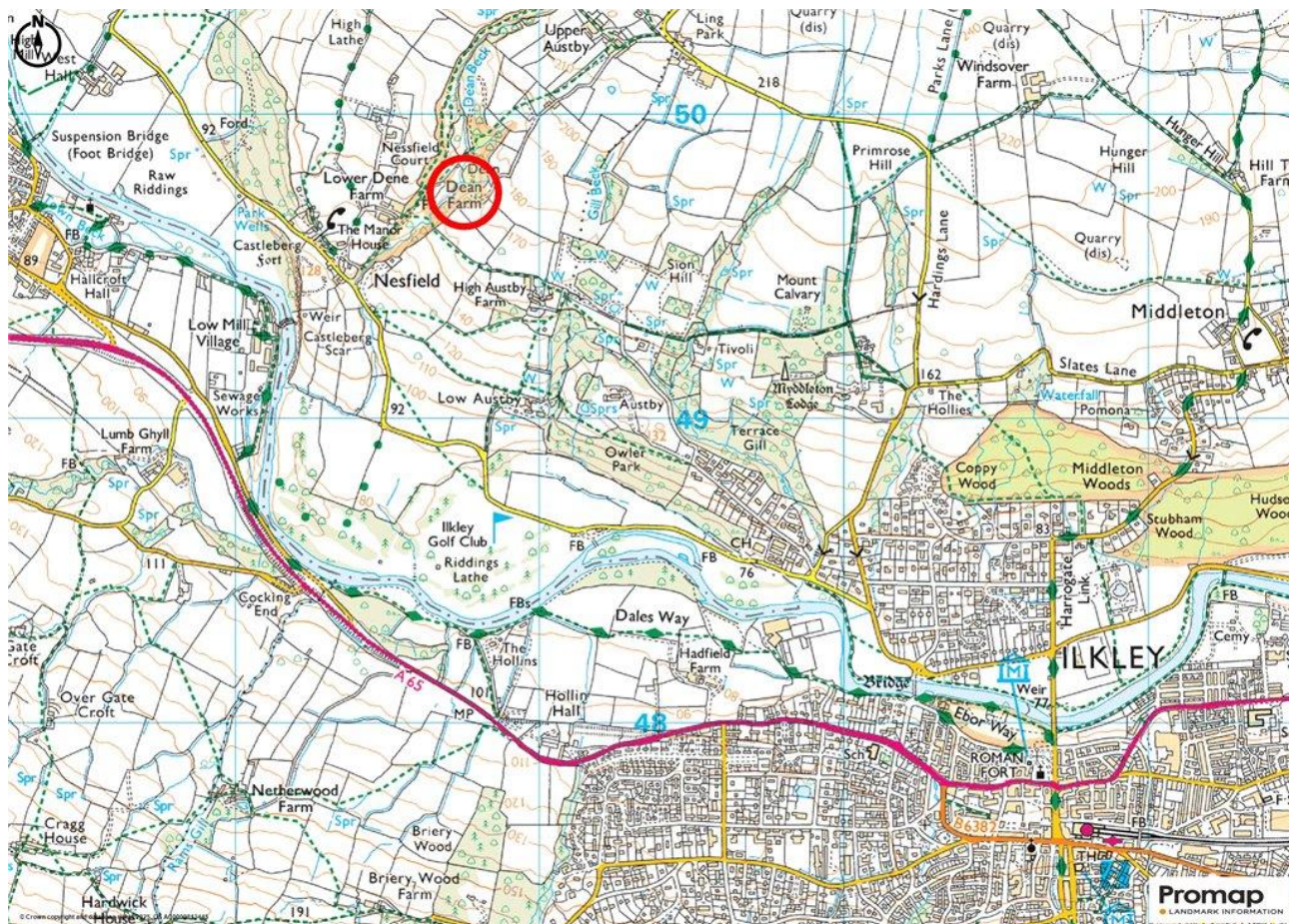


Ground Floor



First Floor

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Directions

From our office in the centre of town proceed through the main traffic lights onto lower Brook Street and turn left onto Denton Road. Continue ahead for around half a mile before turning left onto Nesfield Lane. Drive past Ilkley Golf Club and the lane climbs up into Nesfield village. On entering the village turn immediately right, and at the sharp left hand bend turn right onto the limestone gravelled lane leading to Dean Farm. There is a large convex mirror to the right of this junction. What3Words surfer.releasing.eats

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Dean Farm is accessed by an unmade lane from the public highway. The proprietors of Dean Farm have a right of access through Lower Dene Farm.
- Public footpaths are present adjacent to the property boundary.
- Mains electricity and water are installed. Domestic heating and hot water provided by an oil-fired boiler. Private drainage – new treatment plant installed in June 2024.
- Driveway parking and garaging.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: CSC241112

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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