



## Ilkley concept

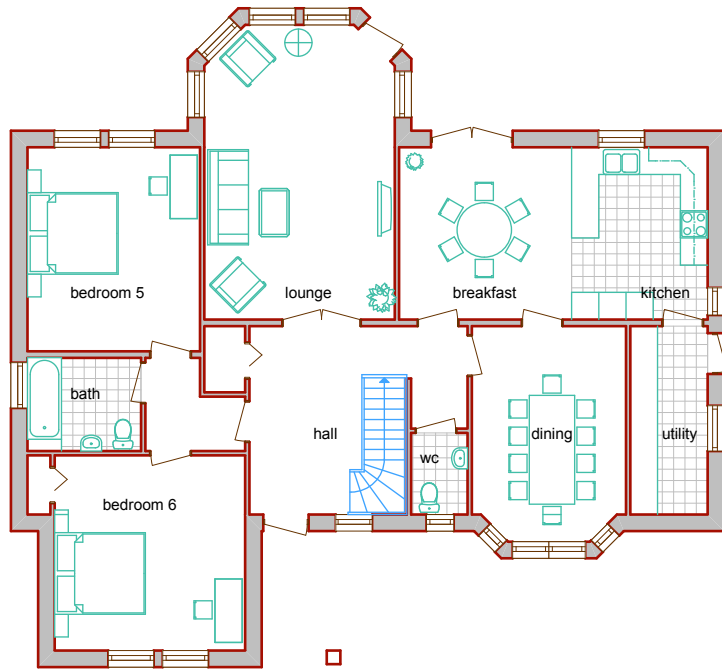
gross external area 296 sqm / 3191 sq ft  
gross internal area 267 sqm / 2872 sq ft

Overall width 15.73 m / 51' 7"  
Overall depth 14.53 m / 47' 8"

- 5 Bedrooms + Study
- 1 ½ storey chalet
- Guest bedroom suite
- Galleried hall
- Bay windows

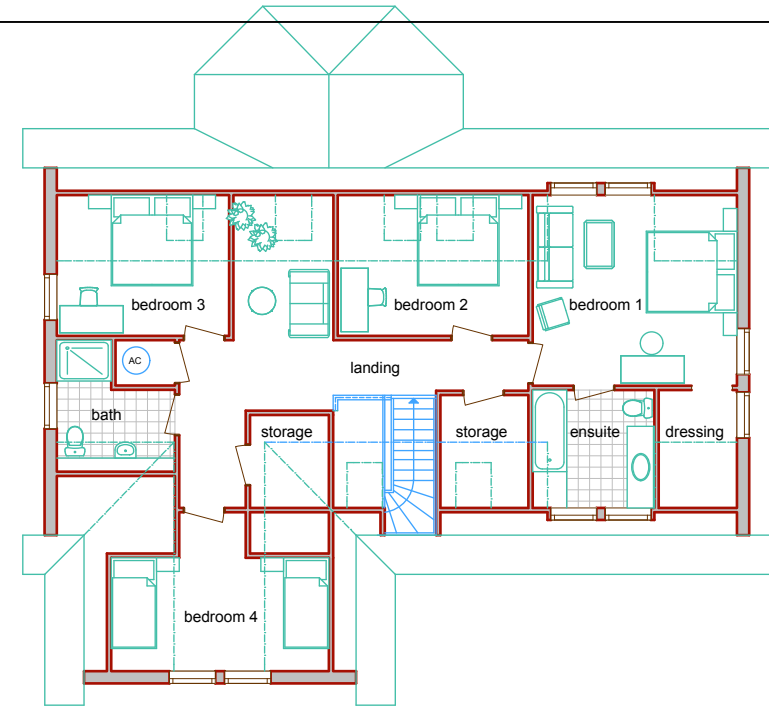
This house is set on the edge of Ilkley Moor and was designed to blend with the local vernacular. This was achieved by the use of local stone on the external finish. Two bedrooms with a shared bathroom on the ground floor create an independent bedroom suite suitable for guests or for families with disabled or older occupants. The expansive bay windows of the sitting room take full advantage of the views to the moor while clever glass prevents hill walkers from looking in. A second bay window on the Dining room introduces much more light and space.

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Ground floor plan

Ground floor	metric	imperial
Hall	4.905 x 4.155	16' 1" x 13' 8"
Lobby	2.200 x 1.200	7' 3" x 6' 9"
Bedroom 6	4.200 x 4.400	13' 9" x 14' 1"
Cupboard	505 x 1.305	2' x 4' 3"
Bath	2.505 x 2.055	8' 6" x 6' 9"
Bedroom 5	3.805 x 4.500	12' 6" x 14' 9"
Cupboard	900 x 1.460	2' 11" x 4' 9"
Lounge	4.200 x 6.500	13' 9" x 21' 4"
Breakfast area	4.310 x 3.800	14' 2" x 12' 6"
Kitchen	2.400 x 3.800	7' 10" x 12' 6"
Utility	1.705 x 4.155	5' 7" x 13' 8"
Dining	3.400 x 4.755	11' 2" x 15' 7"
WC	1.245 x 1.800	4' 1" x 5' 11"



First floor plan

First floor	metric	imperial
Landing	7.700 x 1.100	25' 3" x 3' 7"
Storage	1.739 x 2.050	6' x 6' 9"
Bedroom 4	4.800 x 2.500	15' 9" x 8' 2"
Bath	3.605 x 1.805	8' 7" x 5' 11"
AC	1.310 x 1.000	4' 4" x 3' 3"
Bedroom 3	3.800 x 3.105	12' 6" x 10' 2"
Nook	2.205 x 3.105	7' 3" x 10' 2"
Bedroom 2	4.205 x 3.105	13' 10" x 10' 2"
Bedroom 1	4.505 x 4.205	14' 9" x 13' 10"
Dressing	1.726 x 2.600	5' 8" x 8' 6"
Ensuite	2.684 x 2.600	8' 10" x 8' 6"
Storage	1.940 x 2.490	6' 4" x 8' 2"