



## Lanshaw House, Elm Grove, Silsden, BD20 0PU

Asking Price £399,950

- STONE-BUILT SEMI-DETACHED PROPERTY
- GARDENS TO FRONT & SIDE OF THE PROPERTY
- STEEPED IN HISTORY & CHARM, BOASTING ORIGINAL FEATURES THOROUGHOUT
- GENEROUS LIVING/DINING KITCHEN
- TWO STONE-BUILT WORKSHOPS TO THE REAR
- THREE BEDROOMS
- UNDERCOVER PARKING TO THE REAR
- MASTER BEDROOM WITH LARGE BAY WINDOW OFFERING EXTENSIVE VIEWS
- ORIGINAL FIREPLACES WITH OPEN FIRES
- PRACTICAL KEEPING CELLAR

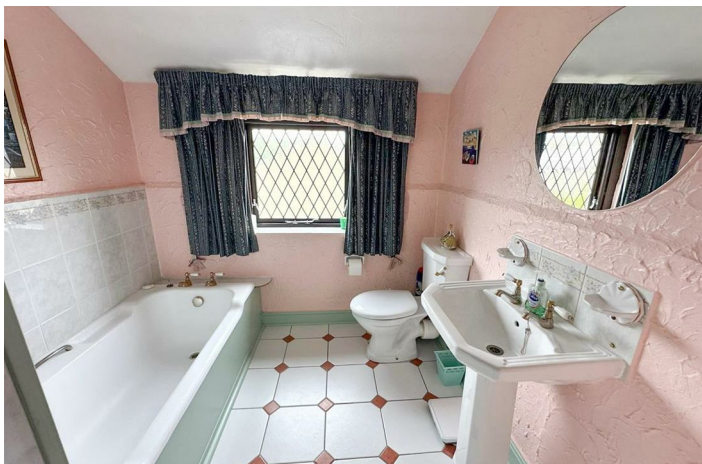


# Elm Grove, Silsden BD20 0PU

This MAGNIFICENT STONE-BUILT SEMI-DETACHED HOME, steeped in HISTORY AND CHARM, is now available after 30 years of being cherished by its owners. Nestled in DELIGHTFUL GARDENS, this elegant property boasts EXPANSIVE UNDERCOVER PARKING AND WORKSHOPS. This residence retains a WEALTH OF ORIGINAL FEATURES, too extensive to list comprehensively, but includes EXQUISITE OAK PANELLING, ORIGINAL FIREPLACES, HALLWAY TILING, ORNATE CEILING CORNICES, INTRICATE PLASTERWORK AND PERIOD DOORS. This beloved and welcoming home is primed for new owners to make their mark.



Council Tax Band: C



## PROPERTY DETAILS

This magnificent stone-built semi-detached home, steeped in history and charm, is now available after 30 years of being cherished by its owners. Nestled in delightful gardens, this elegant property boasts expansive undercover parking and workshops. This residence retains a wealth of original features, too extensive to list comprehensively, but includes exquisite oak panelling, original fireplaces, hallway tiling, ornate ceiling cornices, intricate plasterwork and period doors. This beloved and welcoming home is primed for new owners to make their mark.

From the moment you enter through the front garden gate, it is clear you have arrived at a truly special home. The original front door, adorned with stained glass windows and matching side panels, opens into a grand and spacious entrance hall. Here, you are greeted with a myriad of original features: rich wall panelling, beautifully tiled floors, an open staircase, and a large Victorian radiator. This leads to the front sitting room, featuring a picture bay window that overlooks the vibrant and well-stocked garden. An open fire and a side elevation window bring additional light into this charming room.

Further down the hall, you find the generous living/dining kitchen, a super family space. This room is brimming with character, including oak panelling, a stunning fireplace with matching built-in cupboards, and a large bay window offering long-distance views. The dining area, with its quarry-tiled floor, seamlessly connects to the well-equipped kitchen via an archway with a recessed double Range Master dual cooker, rear elevation window and access to the rear garden. From the kitchen, you can also access the large and practical keeping cellar, which has a quarry-tiled floor and is equipped with power and light.

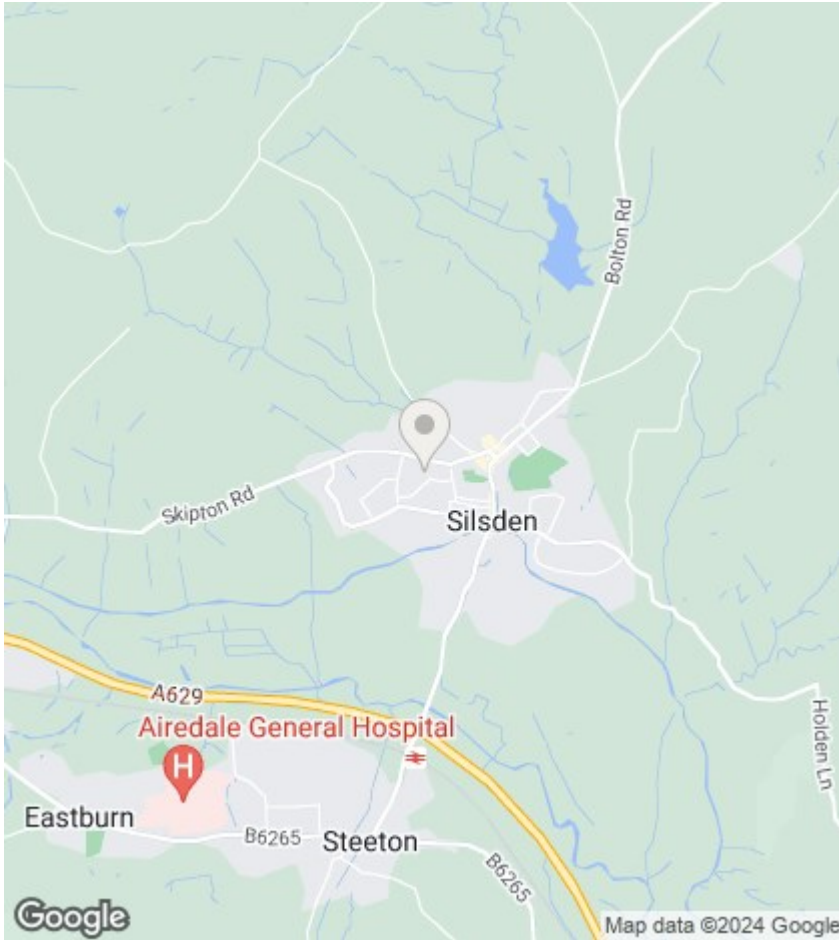
Ascending to the first floor, a bright and spacious landing presents itself, with the potential to convert the second floor, as neighbouring properties have done (subject to relevant building regulations). The master bedroom is a tranquil retreat with a large bay window, complete with a charming window seat that overlooks the garden and features an array of built-in furniture. The rear double bedroom offers extensive views and also includes built-in furniture, while a good-sized single room completes the sleeping quarters. The bathroom is generously proportioned, featuring a four-piece suite and original built-in airing cupboards.

Outside, the front garden is a private, enclosed haven, richly stocked with colourful plants. A side garden leads to the rear, where a decked seating area, vegetable garden, and garden room can be found. Steps lead to the covered area at the rear, which features double gates providing access for parking, along with two stone-built workshops.

Situated just off Skipton Road, this home is a short stroll from the town centre and its array of amenities. The picturesque Main Street, with its charming beck and abundance of ducks, is lined with coffee shops, pubs, and restaurants. Supermarkets, doctors, dentists and a newly built primary school—serving as a feeder school for South Craven Secondary in the neighbouring village of Cross Hills—are all within easy reach. Commuters will appreciate the comprehensive bus service and a train link just a five-minute drive away.

For those seeking a truly special period property with potential, close to amenities in an attractive town location, this home is not to be missed.





## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 113.5 m<sup>2</sup> ... 1222 ft<sup>2</sup> (excluding garage, shed)

All measurements are approximate and for display purposes only