



Low Stead Farm, Moor Road | | Burley Woodhead | LS29 7BQ

£1,950,000

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Low Stead Farm

Moor Road |

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A truly exceptional private estate standing within about 23.4 acres in a superb elevated setting with spectacular views of Wharfedale and adjoining the famous Ilkley Moor. The main residence dates from 1699 according to the datestone above the door way and provides beautifully appointed family accommodation retaining many appealing period features. The accommodation includes three formal reception rooms, a snug, a fantastic master bedroom suite with dressing room and bathroom, three further bedrooms two of which with en suite and one with adjoining snug and a bathroom.

The property comes with an impressive range of outbuildings. In addition to the integral double garage, there is an open field barn, a stable block and a substantial stone barn which may have potential to convert to an additional dwelling (subject to planning).

- Outstanding private estate on the edge of Ilkley
- Set within approximately 23.4 acres
- Superb views over Wharfedale
- Adjoining the famous Ilkley Moor
- Characterful farmhouse dating from 1699
- Sitting Room, Dining Room and magnificent Drawing Room
- Farmhouse Kitchen, Utility Room and Breakfast Room
- Master Bedroom Suite with Bathroom & Dressing Room En Suite
- 3 Further Bedrooms, 2 En Suites, Bathroom, Shower Room & Snug
- Range of outbuildings including a large stone barn with possible development potential (Subject to planning)

PRINCIPAL FARMHOUSE

GROUND FLOOR

Entrance Vestibule

5'6" x 3'0" (1.68m x 0.91m)

With a panelled entrance door and a stone flagged floor.



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Dining Room

17'3" x 11'8" (5.26m x 3.56m)

With an exposed natural stone wall incorporating a cast iron fireplace. Beamed ceiling and recessed spotlights. Windows to two sides.

Sitting Room

17'5" x 12'0" (5.31m x 3.66m)

A cosy and welcoming room with a magnificent inglenook fireplace with an open grate. Beamed ceiling and recessed spotlights. Recessed cupboards. Windows to two sides.

Kitchen

18'8" x 10'8" (5.69m x 3.25m)

Equipped to a high standard with a twin bowl sink unit and an extensive range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces. Electric powered Aga. Matching dresser unit with lined cupboards. Integrated dishwasher and wine rack. Exposed beams, recessed spotlights and a limestone tiled floor.

Adjoining Breakfast Room/Conservatory

10'6" x 10'4" (3.20m x 3.15m)

With glazed double doors leading onto the garden. Limestone tiled floor.

Utility Room

13'4" x 11'7" (4.06m x 3.53m)

With fitted base and wall cupboards. A laundry cupboard has plumbing for an automatic washer and space for a dryer. Space for a fridge/freezer. Limestone tiled floor. Door to the side courtyard garden.

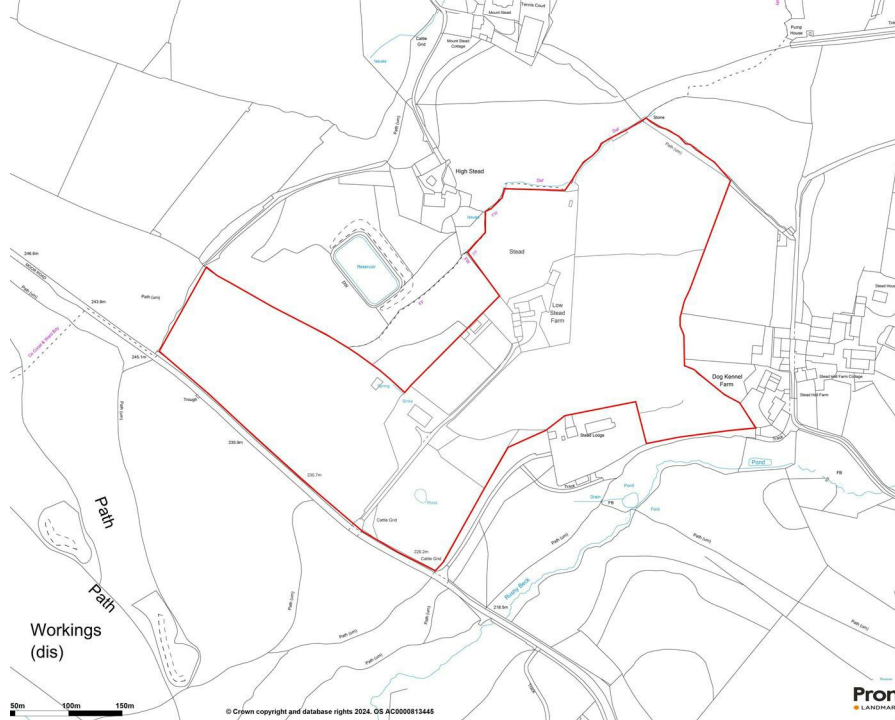
Cloakroom

With a low suite WC and pedestal wash basin. Limestone tiled floor.

FIRST FLOOR

Landing

Giving access to:



Principal Bedroom

15'3" x 12'5" (4.65m x 3.78m)

With a range of recessed wardrobes and fitted cupboards.

En Suite Dressing Room

12'3 x 11'0" (3.73m x 3.35m)

With an extensive range of fitted furniture including fitted wardrobes, dressing table and drawers.

En Suite Bathroom

Accessed from both the landing and the dressing room, the bathroom includes a panelled bath, walk-in shower, low suite wc and a pedestal wash basin. Recessed spotlights and a heated towel rail.

ADJACENT CONVERTED BARN

Adjoining the principal farmhouse and linked at ground floor level by an intercommunicating vestibule is a handsome barn offering further living accommodation appointed to a high standard and comprising:

GROUND FLOOR

Magnificent Drawing Room

27'6" x 18'9" (8.38m x 5.72m)

With an imposing stone inglenook fireplace, exposed beams and trusses and having windows to 3 sides.

Side Hallway

9'6" x 9'0" (2.90m x 2.74m)

With a panelled entrance door and a stone flagged floor. Fitted cloaks cupboard.

Bedroom

18'6" x 11'3" (5.64m x 3.43m)

With windows to both the front and rear. Extensive fitted furniture including extensive fitted wardrobes, drawers and a dressing table. Recessed spotlights.

En Suite Bathroom

With a panelled bath, shower cubicle, wash basin with cupboards and drawers beneath and a low suite wc. Recessed spotlights and a ceramic tiled floor. Chrome heated towel rail. There is an intercommunicating door from the hallway.



FIRST FLOOR

Leading from the drawing room are a pair of staircases giving access to:

Snug

18'9" x 9'3" (5.72m x 2.82m)

With fitted bookshelves and cupboards. Exposed beams.

Adjoining Bedroom

15'3" x 10'0" (4.65m x 3.05m)

With recessed wardrobes. A window enjoys fine views over the valley and two Velux roof light windows shower the room with light. Exposed beams.

En Suite Shower Room

With a tiled shower cubicle, low suite WC and pedestal wash basin. Recessed spotlights and a heated towel rail.

Bedroom/Study

15'5" x 8'9" (4.70m x 2.67m)

Accessed by the second staircase and having windows to two sides. Store cupboard. Exposed beams.

OUTSIDE

Low Stead Farm stands within approximately 23.4 acres in an enviable setting on the edge of the famous Ilkley Moor and from an elevated setting enjoys spectacular views of Wharfedale.

The property is approached by a long and private driveway which leads to an extensive tarmacadam forecourt providing extensive off road parking and giving access to the integral garage. The property stands within a delightful cottage garden which includes a private courtyard and an enclosed garden area with an extensive store terrace.

The various fields surrounding the property include a number of outbuildings including:

Double Garage

19'5" x 18'0" (5.92m x 5.49m)

With twin electrically operated up and over doors. There is a useful storage area located above the garage.



Lambing Shed

An open faced agricultural building located in the field to the north of the main farm house and currently used as a chicken run.

Timber & Glazed Green House

Stable Block

With a tack room and two stables.

Large Barn

68'2" x 33'6" (20.78m x 10.21m)

Located in the field to the south is a substantial stone built barn which provides superb and extensive storage. The barn may have potential to convert to another dwelling subject to obtaining any necessary planning approvals.

Overage

The property is to be sold subject to an overage agreement placed on the barn to the south of the main residence. In the event of planning permission being granted for conversion of the barn 25% of the uplift in value is to be paid to the Vendor. This agreement will be in place for a period of 25 years from the date of completion of the sale.

Services

The property has a newly installed private drainage system.

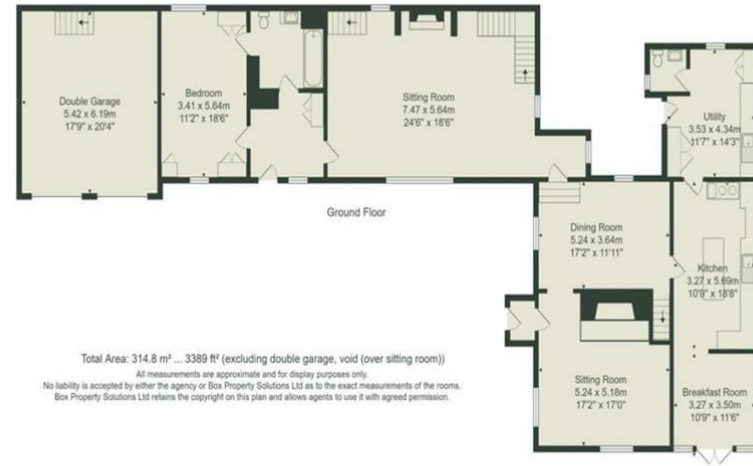
The central heating system is oil fired.

The property has a spring water supply. A filtration system is located in the integral garage.

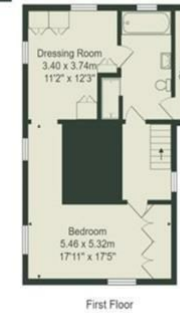


With a feeling of true privacy and seclusion whilst still being within easy reach of Ilkley town centre and train station.





Total Area: 314.8 m² ... 3389 ft² (excluding double garage, void (over sitting room))
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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