



Hunger Hill | Middleton | Ilkley | LS29 0DQ

Prices from £875,000

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East Moor House Farm | Hunger Hill
| Middleton
Ilkley | LS29 0DQ

An exclusive development of three newly converted barns, occupying an idyllic setting at the top of Middleton, close to March Ghyll Reservoir.

In 2022 the developers of this project were presented with a conservation award from Ilkley Civic Society and are renowned for building and converting some of the finest homes in Yorkshire. With hand-made kitchens and high quality bath and shower rooms, each one of these exceptional homes will be finished to the highest of standards.

The three properties are priced as follows:

Mistal Barn: £1,150,000

The Smithy: £875,000

The Old Piggery: £1,300,000



Set within the Nidderdale Area of Outstanding National Beauty (AONB) and providing a true sense of peace and seclusion whilst still being within two miles of Ilkley town centre, East Moor House Farm is positioned just below Denton Moor and consists of three beautifully designed barns, each with its own unique character.



Accessed via a sweeping driveway and surrounded by open fields, each property enjoys stunning far reaching views.

Each home benefits from private, lawned and paved gardens bordered by dry stone walls.

Plots 1 and 3 include large garages while Plot 2 features a detached single garage.

NB - The images displayed are CGI renders of the development. Some of the external features may be subject to change.





2365 ft2

All measurements are approximate and for display purposes only.
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Mistal Barn



1770ft2

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The Smithy



2795 ft2

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The Old Piggery

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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