



Hunger Hill | Middleton | Ilkley | LS29 0DQ

Prices from £875,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

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: £1,200,000

The Smithy: £875,000

The Old Piggery: £1,350,000



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.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Mistal Barn



Lower Ground Floor



1770ft2

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

The Smithy



Ground Floor

2795 ft2

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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	

139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>