



| Denton | Denton, Ilkley | LS29 0HT

Guide price £1,800,000

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Hardisty's Farm is a unique small rural estate set within about 2.5 acres amidst open countryside and with fantastic southerly views, yet within a short drive of the elegant spa town of Ilkley. The property includes a charming cottage garden, two paddocks and a substantial range of outbuildings including a large barn with may have potential to convert (subject to planning).

## GROUND FLOOR

### Entrance Vestibule

With a part glazed entrance door.

### Lounge

15'3" x 12' 1" (4.65m x 3.66m 0.30m)

With a stone fireplace having an open grate. Exposed beams.

Extensive fitted bookshelves.

### Sitting Room

15'3" x 14'3" (4.65m x 4.34m)

With a stone fireplace housing a log burning stove. Exposed beams.

Under stairs store cupboard.

### Inner Hallway

9'3" x 8'8" (2.82m x 2.64m)

### Kitchen

9'10" x 9'2" (3.00m x 2.79m)

With an LPG fired Aga and an extensive range of fitted base and wall units with cupboards, drawers and granite work surfaces. Electric oven and two ring gas hob. Fitted fridge. Twin bowl Belfast sink with a mixer tap. Quarry tiled floor.

### Adjoining Breakfast Room

16'0" x 15'2" (4.88m x 4.62m)

With glazed double doors leading onto the rear garden.

### Side Entrance Porch

7'8" x 6'8" (2.34m x 2.03m)

With a quarry tiled floor.





The property has been carefully and imaginatively extended and now includes three formal reception rooms, a large breakfast kitchen and five bedrooms, two of which have en suite facilities. All principal rooms enjoy a southerly aspect and long distance views.



### Side Hallway

Leading to:

#### Cloakroom

With a low suite WC and wash basin. Quarry tiled floor.

#### Study

16'2" x 11'8" (4.93m x 3.56m)

With a patio door leading to the side garden. Fitted shelves. Windows to two sides. Exposed beams.

#### Useful Store Room

11'8" x 5'1" (3.56m x 1.55m)

#### Mud Room

9'7" x 8'2" (2.92m x 2.49m)

With a range of fitted cupboards. External doors give access to both the front and rear of the property.

#### Pantry/Store

8'2" x 7'10" (2.49m x 2.39m)

### FIRST FLOOR

#### Principal Bedroom

15'3" x 14'7" (4.65m x 4.45m)

With a useful closet.

#### En Suite Bathroom

With a panelled bath having a shower over, pedestal wash basin, bidet and low suite WC.

#### Bedroom 2

15'3" x 12'1" (4.65m x 3.68m)

#### Bedroom 3

15'11" x 11'11" (4.85m x 3.63m)

With fitted bookshelves. Closet.

#### Bathroom

With a panelled bath, tiled shower cubicle and a pedestal wash basin.

#### Separate WC

With a low suite WC and wash basin.

#### Bedroom 4

11'8" x 8'5" (3.56m x 2.57m)

#### Bedroom 5

12'1" x 11'8" (3.68m x 3.56m)

With two windows to the west elevation.







### En Suite Bathroom

With a panelled bath, pedestal wash basin and low suite WC.

### En Suite Dressing Room

With extensive shelving and currently used as storage.

### OUTSIDE

Hardisty's Farm occupies a lovely rural setting with open southerly views towards the famous Ilkley Moor. The grounds extend to about 2.5 acres and include a charming cottage garden, a courtyard area and two paddocks. The property directly adjoins the Denton Park Estate.

The property includes an extensive range of outbuildings including:

### Fuel Store

### Garden Store

### General Store

20'8" x 15'6" (6.30m x 4.72m)

### Principal Barn

58'0" x 19'10" (17.68m x 6.05m)

With a traditional barn door facing onto the courtyard and further doors to both the front and rear elevations.

### Further Barn

19'8" x 15'10" (5.99m x 4.83m)

To the south of the principal barn is a further agricultural store area with a hayloft over.

### Hayloft

The hayloft includes two Velux rooflight windows which were added when the barn roof was turned. The hayloft is accessed via an external staircase. PLEASE NOTE: We are advised that the floor to the hayloft is unsafe and needs replacing.

### Garage Block

There is an open sided garage block with ample space for two cars together with a storage area to the side, ideal for a bin store.

### Services

The property has main connections for water and electricity. There is a LPG gas supply. Drainage is to a septic tank within the curtilage of the property.

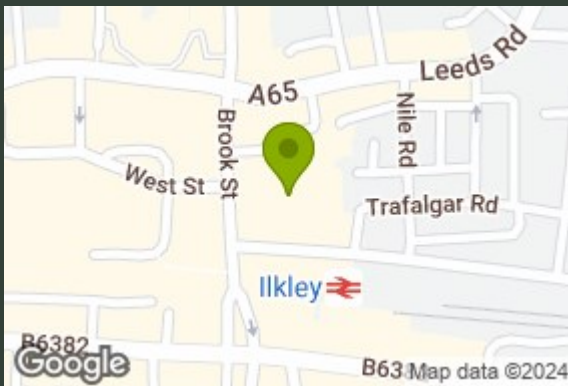
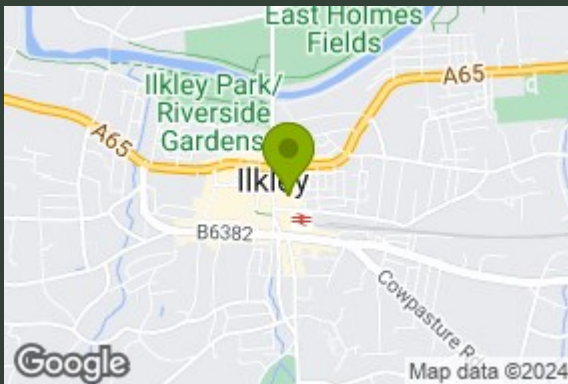
### LOCATION

From the traffic lights in Ilkley town centre head north on New Brook Street, cross the river and then take the first turning right. Continue for about a mile and a half and then take the second turning on the left signposted Denton. Continue into the village and at the 'T' junction turn left. Hardisty's Farm is located on the right hand side after about three quarters of a mile.



Records show a home on the site as early as 1760, although the house in its current form is believed to date from the mid-nineteenth century. The property has been carefully extended and restored and retains many appealing period features. With a sense of total privacy whilst still being within easy reach of Ilkley town centre.





Total Area: 254.8 m<sup>2</sup> ... 2743 ft<sup>2</sup>  
 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			51
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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