



Carters Lane | Middleton | Ilkley | LS29 0DQ

£995,000

**TW** TRANMER  
WHITE  
Trusted Estate Agents

# The Barn

Carters Lane | Middleton

Ilkley | LS29 0DQ

£995,000

A truly exceptional former barn positioned at the top of Carters Lane, providing a real sense of privacy and tranquility whilst still being within easy reach of Ilkley town centre and train station.

- Beautifully Appointed Highly Versatile Accommodation
- Large Living Spaces
- Far Reaching Views
- South Facing Garden
- Double Garage & Off Street Parking

With gas central heating, the accommodation comprises:

## Ground Floor

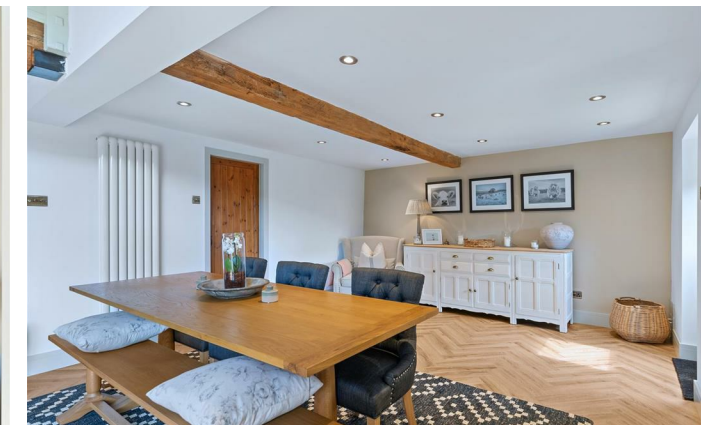
### Dining Kitchen

30'9 x 20'0 (max) (9.37m x 6.10m (max))

Able to function as either two separate spaces or one impressive open-plan dining kitchen, this inviting spectacle is accessed via a large glazed door that overlooks the garden.

### Dining Area

With parquet flooring and ample space for a large dining table and chairs, a stable door leads out to the garden.



Enjoying stunning Southerly views towards Ilkley, The Barn has been meticulously renovated by the current owners and now provides beautiful, highly versatile accommodation with an abundance of living space.



### **Kitchen**

A thoughtfully designed, high quality kitchen comprising an extensive range of base and wall units with quartz work surfaces and including a sizeable kitchen island. Integrated appliances include two ovens, four ring induction hob, fridge, freezer and dishwasher.

### **Living Area**

14'2 x 9'2 (4.32m x 2.79m)

Adjoining the dining kitchen, this cosy living space features a large wood burning stove on slate hearth and includes a further stable door leading to the garden.

### **Laundry**

7'4 x 6'0 (2.24m x 1.83m)

Including a stone flagged floor, base units and plumbing for a washing machine as well as a store cupboard with space for a dryer.

A useful bootroom with a stone flagged floor is positioned off the laundry.

### **Snug/Bedroom**

12'5 x 9'6 (3.78m x 2.90m)

Able to function as a further reception room or ground floor bedroom, with exposed beam and a stable door to the garden.

### **Cloakroom**

11'10 x 6'6 (3.61m x 1.98m)

Comfortably large enough to be utilised as a bathroom and with plumbing in place to do so, currently including a hand wash basin set within gorgeous period vanity unit, w.c and wood panelling.

A boiler room is located off the cloakroom.

### **First Floor**

#### **Principal Bedroom**

14'2 x 13'9 (4.32m x 4.19m)

A substantial double bedroom featuring exposed beams and wood panelling. Enjoying an outlook across a field towards Ilkley.

#### **En Suite**

11'2 x 6'4 (3.40m x 1.93m)

Comprising a bath, walk-in rainfall shower, hand wash basin, w.c, heated towel rail and a walk-in linen cupboard.



### Mezzanine Living Area

16'2 x 11'4 (4.93m x 3.45m)

With an abundance of natural light, this flexible living space sits above the dining kitchen and features exposed stone and beams.

### Bedroom

14'4 x 9'2 (4.37m x 2.79m)

A second double bedroom with exposed beams, enjoying a long-distance outlook towards Burley in Wharfedale.

### Dressing Room

9'2 x 5'6 (2.79m x 1.68m)

### En Suite

7'8 x 5'8 (2.34m x 1.73m)

With a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

### Bedroom

12'10 x 10'9 (3.91m x 3.28m)

A further double bedroom with exposed beams and a mezzanine store area.

### En Suite

6'3 x 3'7 (1.91m x 1.09m)

With a walk-in shower, hand wash basin and w.c.

### Outside

#### Garden

An exceptionally private, South facing garden with mature trees and shrubs, consisting of a well-kept, level lawn and an elevated paved seating area.

#### Double Garage

19'4 x 17'0 (5.89m x 5.18m)

Accessed via dual up and over doors.

#### Parking

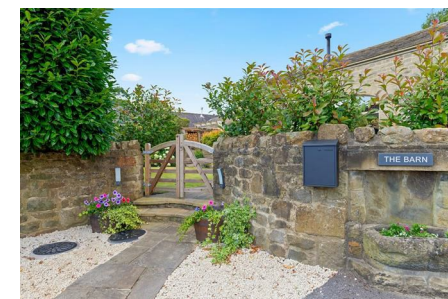
Two allocated off-street parking spaces are located next to the garden.

#### Tenure

Freehold.



A two tiered South facing garden is a standout feature, with a level lawn and paved seating areas ideal for outdoor entertaining. A double garage and two allocated parking spaces are included and The Barn is within a brief stroll of the highly regarded Westville House School.





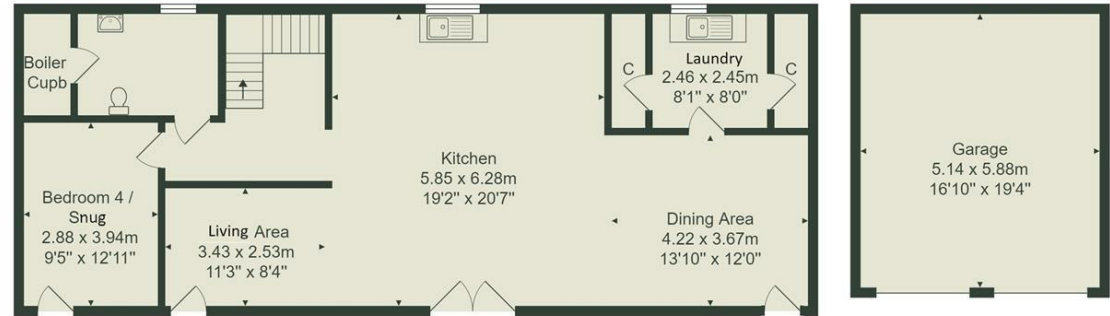
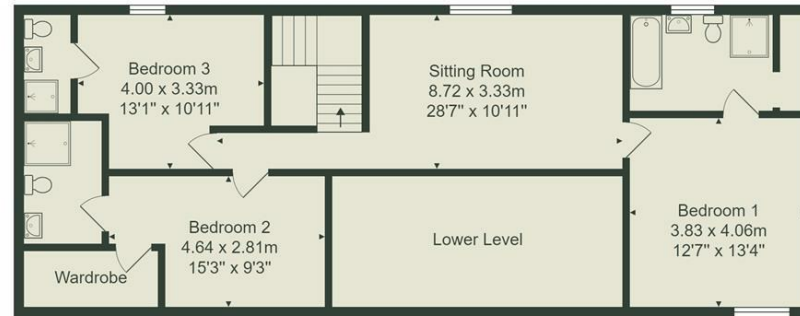
Google, Infoterra Ltd & Bluesky, Maxar Technologies



Google, Map data ©2024



Google, A6 Map data ©2024



Total Area: 192.3 m<sup>2</sup> ... 2070 ft<sup>2</sup> (excluding lower level, garage)

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.

| 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                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 76      | 82        |
| 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/>