



Hunger Hill Road | Middleton | Ilkley | LS29 0DL

Asking price £1,200,000

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# Mistal Barn

Hunger Hill Road | Middleton

Ilkley | LS29 0DL

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A stunning newly converted barn offering substantial four bedroomed/three bathroom accommodation appointed to an incredibly high standard throughout. Designed and constructed by an award winning local developer, The Mistal forms part of an exclusive development towards the top of Hunger Hill. With bedrooms to both the ground and first floor, this superb home offers the versatility to suit a variety of households.

- Four Double Bedrooms
- Three Bathrooms
- Spacious Living Accommodation
- Lawned Gardens To The Front & Rear
- Gravelled Driveway
- Garage

With oil fired heating, the accommodation comprises:

## Ground Floor

### Reception Hall

13'7 x 9'0 (4.14m x 2.74m)

With an abundance of natural light via large glazed double doors to two sides, the reception hall features exposed stone and timber.

### Sitting Room

21'6 x 19'1 (6.55m x 5.82m)

A spacious sitting room including the original barn door opening that allows for lots of natural light via a Southerly aspect. Also featuring exposed beams and a door leading to the rear garden. An opening leads to:



In addition to the large garage, a gravelled driveway provides off-street parking for several vehicles.



## Dining Kitchen

23'0 x 10'9 (7.01m x 3.28m)

Yet to be installed, the high quality kitchen with comprises an extensive range of base and wall units with coordinating work surfaces and integrated appliances. A door leads out to the front garden. Glazed double doors lead to:

## Inner Hall

23'0 x 6'11 (7.01m x 2.11m)

An oak and glazed staircase leads to the first floor.

## Cloakroom

6'5 x 3'3 (1.96m x 0.99m)

With a hand wash basin and w.c.

## Utility Room

14'6 x 6'2 (4.42m x 1.88m)

Yet to be installed, the utility room will feature base and wall units with coordinating work tops. A door leads out to the side of the property.

## Principal Bedroom

17'6 x 16'3 (5.33m x 4.95m)

A generous double bedroom that could comfortably function as a further reception room. With a glazed door leading out to a paved area.

## En Suite

12'8 x 6'5 (3.86m x 1.96m)

Including a stand-alone bath, walk-in rainfall shower, hand wash basin, w.c, heated towel rail and a skylight.

## First Floor

### Bedroom

19'6 x 10'9 (5.94m x 3.28m)

A second ample double bedroom enjoying stunning views towards Ilkley.

### Dressing Room

11'4 x 5'0 (3.45m x 1.52m)





## En Suite

11'4 x 5'3 (3.45m x 1.60m)

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

## Bedroom

12'7 x 10'7 (3.84m x 3.23m)

A third double bedroom with a Southerly aspect and views towards Ilkley.

## Bedroom

12'7 x 11'8 (3.84m x 3.56m)

A fourth double bedroom featuring a dual aspect.

## Bathroom

8'8 x 5'9 (2.64m x 1.75m)

Including a walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

## Outside

### Tandem Garage

31'7 x 18'0 (9.63m x 5.49m)

With light and power, accessed either via an electric door to the front or single door to the rear.

### Front Garden

A lawned South facing garden enclosed by dry stone walls and railings.

### Rear Garden

An extensive, lawned rear garden with paced seating area.

### Driveway

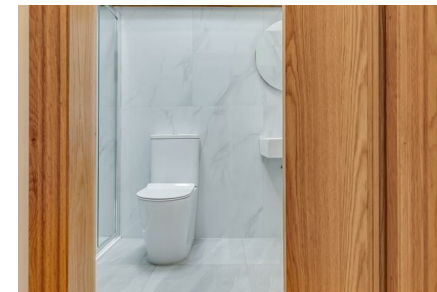
A gravelled driveway provides off-street parking for several cars.

### Tenure

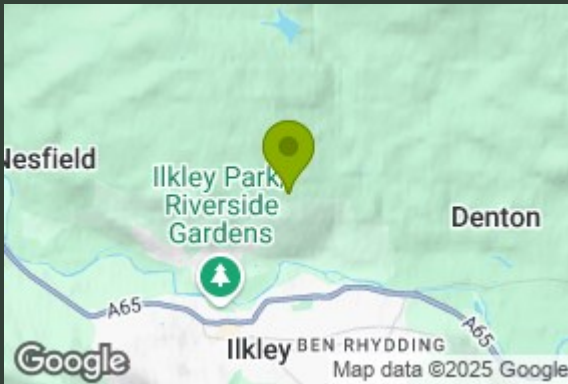
Freehold.



To the rear is a level, lawned garden with paved seating area, enclosed by dry stone walls. A South facing lawn can also be found to the front.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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/>