



Bleach Mill Lane | Menston | Ilkley | LS29 6AN

Guide price £850,000

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WHITE**  
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# Hagwood Farmhouse, Bleach Mill Lane | Menston Ilkley | LS29 6AN

This period farmhouse, steeped in history and charm, offers a unique blend of tranquillity and convenience. Nestled in a backwater just off the Main street of Menston, it boasts breathtaking views overlooking the picturesque Wharfe valley. Having a train station within walking distance ensures easy access to London, Leeds and Bradford.

The property is accessed via a drive leading to a detached double garage. The accommodation itself briefly comprises entrance hall with cloak room off, reception hall with stone fireplace and parquet flooring, Breakfast kitchen with Aga, utility room, vaulted cellars, sitting room with an open fire, dining room, garden room and study. To the first floor there are four good sized double bedrooms (the third bedroom gives access to bedroom four), family bathroom and separate WC. Outside the property has manicured well stocked lawned gardens bound by a dry stone wall. No Chain.

- Stunning Period Farm House
- Four Reception Room
- Backwater location
- No Chain
- Four Bedrooms
- Double garage
- Train station within walking distance

## Entrance Porch

10'67 x 6'15 (3.05m x 1.83m)

Wooden and glazed entrance door, tiled effect flooring, two windows and a generous cloaks cupboard.

## Cloakroom

9'83 x 5'88 (2.74m x 1.52m)

With a tiled effect floor, vanity sink unit with cupboards, two windows and a separate WC.

## Reception Hall

12'83 x 10'22 (3.66m x 3.05m)

A feature stone fireplace and parquet flooring.

## Kitchen

12'83 x 11'75 (3.66m x 3.35m)

A farm house kitchen with a range of wood effect wall and base units and coordinating worktops with tiling to the splash areas and a stainless steel sink and drainer. Aga, small oven and dishwasher, dual aspect windows with deep window sills and exposed beam to the ceiling.



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### Utility Room

7'87 x 5'85 (2.13m x 1.52m)

A door to the side elevation gives access to this useful utility space with plumbing for a washing machine and space for a fridge. Dual aspect windows, work top with stainless steel and drainer inset. Wall mounted boiler and useful storage cupboards.

### Sitting Room

16'09 x 15'02 (5.11m x 4.62m)

A wonderfully cosy sitting room with an open grate fire place with tiled inset and hearth, exposed beams to the ceiling, original recessed shelves and cupboards. A wooden and glazed door and a window to the front elevation.

### Dining Room

15'02 x 12'67 (4.62m x 3.66m)

Situated to the front of the house with dual aspect windows, a fireplace with a stone surround and brick inset with a gas fire. A recessed shelved cupboard and exposed beams to the ceiling.

### Garden Room

15'84 x 13'33 (4.57m x 3.96m)

With sliding patio doors to the front elevation and a window to the side enjoying views over the garden. Panelled ceiling and fireplace with tiled inset. Leading to:

### Study

7'38 x 6'67 (2.13m x 1.83m)

With a window to the side elevation.

### Cellar One

12'31 x 11'20 (3.66m x 3.35m)

A door and steps down from the reception hall give access to the cellars both having vaulted ceilings and stone flagged floors. Cellar one has a coal store and keeping stones

### Cellar Two 13'25 x 11'33

### Half landing

With a window to the rear elevation and wonderful views across the valley.

### Landing

With a useful airing cupboard.

### Principal Bedroom

16'06 x 15'0 (5.03m x 4.57m)

With a window to the front elevation, a range of fitted wardrobes and cupboards and exposed beams to the ceiling.

### Bedroom Two

14'98 x 12'47 (4.27m x 3.66m)

With a window to the front elevation, double fitted wardrobe with cupboard over, loft access and exposed beam to the ceiling.

### Bedroom Three

11'75 x 10'20 (3.35m x 3.05m)

With a window to the rear elevation enjoying stunning views over the Wharfe valley and built in wardrobes with cupboard over. Bedroom three gives access to bedroom four.



**Bedroom Four**

15'80 x 13'45 (4.57m x 3.96m)

With dual aspect window to the front and side elevation and built in wardrobes with cupboards over.

**Bathroom**

8'39 x 8'35 (2.44m x 2.44m)

A coloured suite with a panelled bath with a shower attachment over, vanity sink unit with marble effect work tops and cupboards, tiling to the splash areas, shower cubicle, towel rail, airing cupboard and a window to the rear elevation.

**Separate WC**

WC with window to the rear elevation.

**Outside**

**Gardens**

The property enjoys beautifully landscaped and well maintained gardens which wrap around the property bound by a drystone wall. Well stocked flower and shrub borders, apple trees, a magnolia, two beautiful Camellia bushes and manicured lawns.

**Garage**

Driveway leading to a newly built stone double garage with up and over doors. The driveway provide ample parking and turning space.

**Menston**

Menston village has a thriving community and is conveniently positioned on the edge of Leeds. The village is on the Wharfe Valley Line and therefore enjoys excellent rail links to Leeds and Bradford.

It has retained a good selection of amenities over the years from cafes to public houses. More recently the village store has re-opened and offers an excellent range of produce. The village has its own primary school and is within the catchment area for Ilkley Grammar and Prince Henry's secondary school. It benefits from a substantial park area with tennis courts, churches of several denominations and a community centre.

Menston is well situated for access to the Moors meaning wonderful hiking/running/cycling territory is on the doorstep. In summary, Menston gives residents the opportunity to live in an area surrounded by natural beauty while also taking advantage of the wider amenities offered by the neighbouring towns and the City of Leeds.

**Council Tax**

City of Bradford Metropolitan District Council Tax Band G.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER**

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

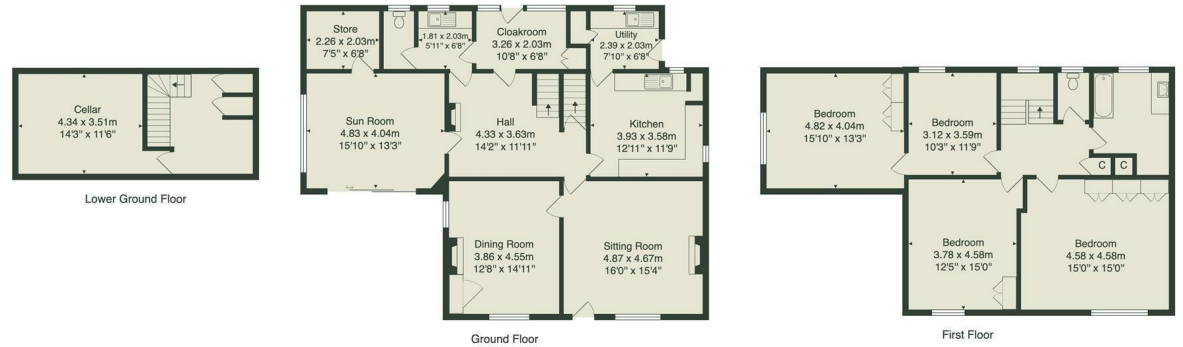
**Please Note**

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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| 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 |           |

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