



Straight Lane | Addingham | LS29 9JU

Asking price £1,050,000

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# Cuckoo's Nest Farm

Straight Lane | Addingham

Ilkley | LS29 9JU

Asking price £1,050,000

Set amongst approximately 15 acres of picturesque land, this beautifully converted Grade II listed farmhouse and barn combine period charm with a rare sense of space and tranquility. The grounds include wildflower meadows, woodland, a large pond and a separate detached barn, creating a unique countryside retreat with endless possibilities.

The property offers exceptional privacy and far reaching views over the surrounding landscape, while still being conveniently located within easy reach of Ilkley. Perfect for those seeking a peaceful rural setting without compromising on accessibility, this is a truly special home in a most idyllic position.

- Approximately 15 Acres of Land
- Originally Dating From 1758
- Includes A Separate Annexe/AirBnB
- Stunning Rural Setting Yet Close To Ilkley Town Centre

With a biomass boiler, borehole and septic tank, the accommodation comprises:

## Ground Floor

### Dining Hall

13'5 x 13'3 (4.09m x 4.04m )

A wonderfully bright and welcoming dining hall boasting a stone-flag floor and a feature range. The room acts as a hub to connect all of the ground floor, leading into the dining room, breakfast kitchen and living room, whilst offering access to and outlook over the front garden with both a door, and a window to the front elevation.



Having been thoughtfully and comprehensively converted and renovated by the current owners, Cuckoo's Nest Farm is now a highly versatile family home bursting with character and charm.



## Dining Room/Study

9'9 x 17 (2.97m x 5.18m)

A cosy but versatile space, currently functioning as a warm and sophisticated dining room but with scope to be used as a snug or study. This room's oak flooring, wood burning stove upon stone hearth, and exposed wooden beams give it a particular charm. The room also features windows to three sides, providing plenty of light.

## Breakfast Kitchen

16'10 x 8'7 (5.13m x 2.62m)

An ample breakfast kitchen with a fantastic range of base and wall units with coordinated worksurfaces, enhanced by concealed lighting underneath the wall units. The stone flag floor continues from the Dining Hall and appliances include: provision for a range cooker, space for a fridge/freezer, an integrated dishwasher as well as windows to two sides.

## Side Entrance Hall

With access to the outside via a side door, this side entrance hall provides convenient space for boots and coats upon entering the property.

## Living Room

22'7 x 18'7 (6.88m x 5.66m)

A spacious living room featuring oak flooring and a wood burning stove upon stone hearth. The bi-folding doors offer a stunning outlook over the Moorside, whilst the room's internal beauty can be found in its exposed stone walls and wooden beams overhead, owing to the property's barn heritage.

## Cloakroom

A handy cloakroom comprising a hand wash basin, W.C and plumbing for a washing machine.

## Store Room

27'1 x 11'5 (8.26m x 3.48m)

Housing the Biomass boiler, this large store room can be accessed both internally and externally and provides ample space for bikes and tools.





## Bathroom

7'7 x 8'6 (2.31m x 2.59m)

A spacious and bright bathroom comprising: a claw foot bath with rainfall shower over that features both a glass screen and tiled rear wall, hand wash basin within vanity unit, W.C and a heated towel rail. There is also a window to the rear elevation.

## Cellar

11'6 x 8'9 (3.51m x 2.67m)

Below the property's ground floor is a barrelled ceiling cellar with original stone keeping shelves, fit to be used as storage space or to be turned into a wine cellar.

## First Floor

### Bedroom

11'4 x 13'4 (3.45m x 4.06m)

An ample double bedroom with an exposed beam, featuring large recessed wardrobes and a window to the front elevation offering a picturesque outlook over the fields towards Ilkley.

### Bedroom

8'8 x 7'8 (2.64m x 2.34m )

An inviting double bedroom with a window to the rear elevation, again featuring an exposed wooden beam.

### Bedroom

14'8 x 9'0 (4.47m x 2.74m)

Generous double bedroom with a window to the rear elevation plus an exposed stone wall to one side.

### Shower Room

8'4 x 8'2 (2.54m x 2.49m)

A well equipped shower room comprising a walk-in rainfall shower, hand wash basin, W.C and a traditional wooden beam that runs between two fantastic exposed stone walls.



## Attic Room

13'5 x 16'4 (4.09m x 4.98m )

Converted attic room with under-eaves storage space, exposed beams and a window to the side. This carpeted space provides the opportunity for a diverse range of uses.

## Studio Apartment

### Bedroom

26'5 x 10'1 (8.05m x 3.07m)

With independent access, this self contained studio apartment boasts ample space for a double bed, plenty of living space and three windows to the side. The kitchen area is fitted with an oven, two ring induction hob, space for a fridge and a Belfast sink. Currently used as an Airbnb, the versatile space is perfect for an older child or visiting relative(s), with guests bound to enjoy the rooms original pine flooring.

### En Suite

4'11 x 5'3 (1.50m x 1.60m)

Featuring a walk-in rainfall shower, hand wash basin within vanity unit and W.C.

## Outside

### Gardens

A smart, south facing front garden with a level lawn enclosed by a stone wall behind mature shrubs and bushes. The space offers a paved seating area, an outside stove, and access to a handy garden store. At the other side of the garden store is a large wood store perfect for keeping logs.

### Terrace

Just beyond the Front Garden is a wonderful garden terrace with power supply and breathtaking views towards Beamsley Beacon. Set amongst a further two lawned areas, the terrace provides the perfect spot for outdoor entertaining, barbecues or summer get togethers.



## Garden Studio

19'5 x 7'9 (5.92m x 2.36m )

The garden studio offers fantastic storage or workshop space, with a window providing a jaw dropping view towards Nesfield.

## Barn

12'6 x 18'11 (3.81m x 5.77m)

A stone-walled barn currently utilised as a chicken coup.

## Land

Cuckoo's nest Farm is set amongst approximately 15 acres of beautiful wilded fields and mature woodland, featuring a large pond and a block of solar panels.

## 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.

## Mobile Signal/Coverage

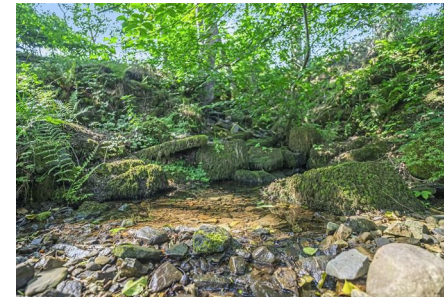
The mobile signal/coverage in this area can be verified via the following link:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

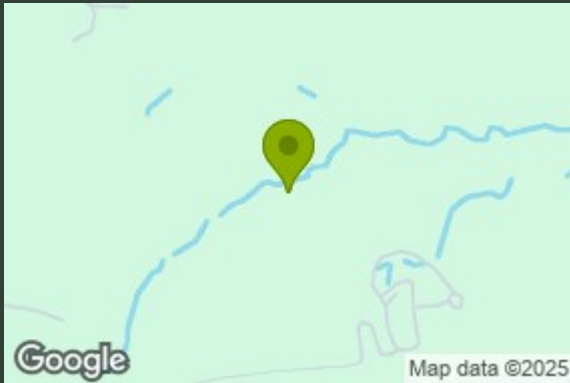
## MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

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.



Enjoying unrivalled views, the property provides an exceptional level of privacy.





| 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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