























Stunning 14th Century Manor House.



A rare survival of a fortified manor house, Farnhill Hall has a Grade I Listed status and is recorded as being original to the 14th Century and subsequently altered in the 16th and 19th Centuries. Four embattled turrets flank the angles and above the Regency entrance is a machicolated garret. The Living Room features a large elliptical-headed fireplace and woodwork circa the 1920's by the much-hailed Robert Thompson of Kilburn - the 'Mouseman' - and there are said to be 8 carved mice secreted about the room.



The Hall has recently been restored by the current owner creating a stunning home steeped in history.

Farnhill Hall is located in High Farnhill, on the western outskirts of the village, and is surrounded by its own land which includes grazing land and an established private Walled Garden - the total site area extends to circa 15.64 acres, with the Hall and its immediate more formal grounds and gardens extending to around 2.66 acres.

The grounds gently lead down to the canal offering lovely waterside walks within your own private grounds.

The principal rooms are situated to the rear of the Hall, giving them a lovely southerly aspect over the land, across to the nearby Leeds-Liverpool Canal and then to the hills of the Aire Valley beyond.























Farnhill Hall is approached by an impressive tree-lined tarmac driveway leading to the detached garage (would garage 4 vehicles) with double sliding access doors to both the front and side and a courtesy door to the cobbled courtyard where there is a range of outbuildings - there are five stone outhouses, and a boiler house with a disused oil tank and Vaillant gas-fired boiler (installed in 2013).

The immediate gardens were landscape designed and feature a turning circle in front of the house with a sunken garden, to the side of which are less formal gardens to the west, with pathways leading to the lawned south-facing gardens which feature a haha looking across the grazing land to the canal below. To the east there is a level former croquet lawn and secluded seating area with pond.





Farnhill Hall is accessed through automatic electric gates and the land surrounds The Hall including a Walled Garden with an array of flowers and fruit trees. The grazing land now has vacant possession. There is a public footpath through the land along the eastern walled boundary, from the Main Street down to the canal which has been recently fenced off.



Stunning original fittings.















Approximate Gross Internal Floor Area Main House = 509.38 sq m / 5,482 sq ft Garages / Workshop = 89.82 / 968 sq ft Outbuildings & Cellar = 71.9 / 774 sq ft TOTAL = 671.1 sq m / 7,224 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Knight Frank Harrogate 24 Albert Street Harrogate HG1 1JT I would be delighted to tell you more.

Daniel Rigg 01423 535373 daniel.rigg@knightfrank.com Location

Farnhill is a popular Aire Valley village situated alongside the Leeds-Liverpool Canal midway between Keighley and Skipton, with its own beautiful moorland and good access to the Yorkshire Dales. Adjoining Farnhill is the small village of Kildwick which has a public house, church and a highly regarded primary school. Just a short distance by car is Cross Hills with local amenities including various shops, restaurants, health centre and secondary school, and Skipton is 3 miles away with a wide range of shops, social and sporting amenities. Farnhill is less than 2 miles from both Cononley and Steeton/Silsden railway stations which provide regular train services to Bradford, Leeds and London Kings Cross.

Directions BD20 9BP

From Skipton proceed on the A629 (Aire Valley By Pass) towards Keighley. Approximately 3 miles from Skipton, at the Cononley Lane End crossroads, bear left (signposted for Farnhill). Proceed over the canal bridge, after which Farnhill Hall is the first property on the right-hand side.

Services

Mains electricity and gas are installed. Water is supplied from a spring shared with the adjoining farm. Drainage is via a private septic tank.

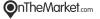
Tenure

Freehold with vacant possession.

Viewing Arrangements

Tel: 01423 530088

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank his particulars or by word of mouth or in writing factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, its condition or its value. Neither Knight Frank hor any joint agent has any authority to make any representations about the property, its condition or its value. Neither Knight Frank hor any joint agent at the time they were taken. Areas, measurements and distances given of its value. Property as the time they were taken. Areas, measurements and sistances given by only certain parts of the property dides and virtual viewings etc. show only certain parts of the property ades and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show only certain parts of the property and virtual viewings etc. show

