



**HIGH HOLLINS FARM
HOLLINS LANE
KEIGHLEY**



**A PAINSTAKINGLY RESTORED 6 BEDROOMED
FARMHOUSE CONVERSION WITH A DOUBLE
GARAGE AND STABLING STANDING WITHIN 5
ACRES OF LAND BEING IDEALLY SUITED TO
EQUESTRIAN USE**

PRICE: £950,000

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Occupying a slightly elevated position in an unspoilt semi-rural location and consequently enjoying fantastic country views, this highly individual converted farmhouse has been significantly improved by the current owners, now forming a versatile family home with beautifully appointed accommodation extending to circa 4500 sq ft.

Standout features include: a new breakfast Kitchen with an Aga, large Living Room with a solid fuel stove & far reaching views from windows on 3 sides, 3 further Reception Rooms, Gallery Landing with vaulted ceiling, 2 staircases, 6 Double Bedrooms and 4 Bathroom/En-suite's. Significant investment has also been made in the gardens which include a sitting out area backing onto fields on the west side and a paddock with a further decked entertaining area, a potting shed and vegetable plots.

Purpose built equestrian facilities include a Stable Block of 5, a Hay Barn, 2 Tack Rooms, a concrete yard for turnout and parking for several vehicles & horse trailers. Immediately adjacent are approximately 5 acres of land, ideal for equestrian use or those interested in hobby farming. There is also a substantial detached Double Garage which offers further potential for use as an Annexe.

The setup is sure to be of appeal to prospective purchasers seeking the pleasures of semi-rural living whilst also being within comfortable driving distance of Keighley & Skipton which both provide excellent network links.

Solid panelled doors to:

PORCH: 6'8" x 6'4" with exposed stone walls, side window, stone flagged floor and solid inner door to:

HALLWAY: 17'8" x 10'0" with laminate flooring and feature open tread return staircase to the first floor.

CLOAKROOM: with laminate flooring, high quality Thomas Crapper sink in vanity unit, high suite w.c with wooden seat and traditional style radiator.

LIVING ROOM: 22'6" x 20'0" with twin part glazed panelled doors, windows on 3 sides, beamed ceiling, panelled walls, 4 wall light points, lovely views and feature fireplace with exposed stone chimney breast & hearth with solid fuel stove.



KITCHEN: 16'1" x 14'8" with tiled floor (with under floor heating) extensive range of wall and base units with Trilium worktops, twin Belfast sink unit, electric Aga, integrated microwave, dishwasher & fridge/freezer, beamed ceiling, island unit with Trilium & Oak breakfast bar and stable style door to:

BOOT ROOM: 14'0" x 6'2" with stone flagged floor, windows on 3 sides, timber panelled ceiling and stable style door to the front.

DINING ROOM: 14'10" x 6'2" with tiled floor, timber panelled walls, feature fireplace and fitted cupboards & bookshelf.

SITTING ROOM: 16'3" x 11'10" with laminate flooring, solid fuel stove with flagged hearth in red brick chimney breast, traditional style radiator and far reaching views.

REAR HALL: 13'4" x 11'11" with laminate flooring, spindled secondary staircase to the first floor with store under and composite external door to the rear.

CLOAKROOM: with laminate floor, tiled walls, low suite w.c and bracket wash hand basin.

GAMES ROOM: 25'6" x 17'5" (max inclusive of utility and w.c) with tiled floor, store cupboards, base units, worktop, stainless steel sink unit, dishwasher, oven and large extractor (ideal for entertaining), windows on 3 sides and composite external door.



CLOAKROOM: with low suite w.c, wash basin and tiled floor.

UTILITY: 9'4" x 7'7" with washer & dryer plumbing, wall and base units, worktops, ceiling downlights and access to barrel vaulted **CELLAR / GYM:** with stone banks, boiler and water treatment system.

TO THE FIRST FLOOR

GALLERY LANDING: 17'9" x 10'0" with wide boarded floor, vaulted panelled ceiling and fabulous views.

MASTER BEDROOM: 14'6" x 12'4" with window on 2 sides with far reaching views.

WALK-IN WARDROBE: 9'0" x 5'2" with fitted shelves & rails.

EN-SUITE: 9'10" x 7'5" with large walk-in shower enclosure with dual heads, low suite w.c, wash hand basin with drawers under & illuminated mirror, chrome ladder radiator, tiled floor (with under floor heating), ceiling downlights and extractor fan.

BEDROOM 5: 9'10" x 12'2" with views over the fields to the rear.

INNER LANDING: 6'4" x 5'4" with exposed wall and beam.

STUDY: 11'8" x 8'1" with exposed wall and beam.



BEDROOM 2: 18'10" x 17'4" (max including en-suite) with exposed beams, mezzanine store, electric radiator and windows on 2 sides with fabulous views.



EN-SUITE: 9'7" x 6'10" with corner shower enclosure, low suite w.c, pedestal wash hand basin, exposed beams, extractor fan, tile effect flooring, chrome ladder radiator, airing cupboard housing the pressurised water cylinder and window with frosted glass.

UPPER LANDING: 24'4" x 5'7" (max) with enclosed staircase to the second floor and rear secondary staircase to the ground floor.

BEDROOM 3: 14'10" x 12'10" with fitted wardrobe & drawers, ornamental fireplace and far reaching views.

HOUSE BATHROOM: 14'7" x 10'9" lavishly improved including a polished marble floor, walk-in shower enclosure with dual heads, his & hers wash basins with composite top and cupboards under, low suite w.c, large fitted electric mirror, chrome ladder radiator, tall fitted airing cupboard with shelving, 2 windows with frosted glass and freestanding roll edged bath.

BEDROOM 4: 14'6" x 11'10" with fitted wardrobes and views over the fields.

BATHROOM: 11'3" x 8'3" (plus shower enclosure) comprising bath with tiled panel, low suite w.c, pedestal wash basin, chrome ladder radiator, mirror frosted cabinet, tiled walls, laminate flooring, window with frosted glass and deep airing cupboard with shelves housing the pressurised water cylinder.

TO THE SECOND FLOOR

DRESSING ROOM: 15'1" x 14'10" with exposed beams, ceiling downlights, eaves storage and far reaching views.

BEDROOM 6: 19'8" x 11'9" with exposed beams, eaves storage, electric radiator and Velux window with views over fields.

TO THE OUTSIDE

A shared driveway gives access to High Hollins Farm and 3 other dwellings leading to a generous parking area to the front of the house. A private drive also gives access to a further parking area and a **DETACHED GARAGE:** 22'3" x 22'2" with mezzanine store, plumbing for toilet, electric roller shutter door, 2 windows & side door (this is of double skin construction and fully insulated with potential to provide ancillary accommodation).

There is a pleasant sitting out area to the rear of the house backing onto fields as well as a potting shed and a further decked sitting out area within a paddock.

There is a Stable Block of 5, a Hay Barn, 2 Tack Rooms, a concrete yard for turnout and parking for several vehicles & horse trailers. 5.2 acres of land are split into 2 fields water to both and a field shelter.

A further 15 acres are currently rented by our vendors at a reasonable rate.



SERVICES: Mains electricity is connected, water is from a shared borehole, drainage is to a septic tanks and the heating is oil fired. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band F.

POST CODE: BD20 6LX

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

