



**COW GILL BARN  
OLD ROAD  
THORNTON IN CRAVEN**



**A STUNNING BARN CONVERSION WITH A  
VERSATILE LAYOUT COMPRISING  
4 BEDROOMS INCLUDING A SELF CONTAINED  
ANNEXE AND A SUPERB GARDEN TERRACE  
WITH FABULOUS RURAL VIEWS**

**PRICE: £950,000**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







**Painstakingly restored to a very high standard with uncompromised attention to detail and fantastic exposed beams,** this highly individual barn conversion is now **ready-made for prospective purchasers seeking a property with a difference,** being served by solar panels and an energy efficient heating system and **it should consequently prove to be easy to maintain with minimal running costs for a property of this size & quality.**

The principle accommodation briefly comprises: **a welcoming Hallway & Sitting Room with an open staircase & feature vaulted ceiling,** a Cloakroom and **a superb Living & Dining Kitchen,** complemented by **3 well proportioned first floor bedrooms (all with an En-Suite)** and a useful Utility. To the ground floor there is also **a potential Annexe which includes a further open plan Snug & Kitchen and a 4th bedroom with a further En-Suite.**

**Externally the flagged garden terrace is fabulous standout feature,** being served by multiple power points, the provision for a hot tub, a granite worktop and fitted stone seats; **the whole being enclosed by glass panels and enjoying enviable rural views.** There is also **an integral Garage with internal access via a secret door and parking for 3 cars to the front.**

**For those seeking the pleasures of true semi rural village life,** Thornton lies close to the Yorkshire/Lancashire border with the acclaimed **Tempest Arms at Elslack within 2 minutes drive whilst the larger business centre's of Skipton, Leeds, Burnley and Manchester are all within acceptable daily commuting distance.**

**The expression "to be seen to be fully appreciated" is used too commonly within particulars but could not be more fitting for this property,** with the accommodation in detail comprising:

#### TO THE GROUND FLOOR

Part glazed composite door with glazed side panels to:

**ENTRANCE HALL & LIVING ROOM:** 19'6" x 18'0" half flagged with feature bespoke open tread staircase & glass panels, exposed beams, solid fuel stove in feature stone wall with fitted shelves & enclosures, secret bookshelf door to garage and large Boiler Room: 9'5" x 4'0" with Worcester boiler, cylinder & under floor heating controls.



**LIVING KITCHEN:** 26'10" x 16'5" with flagged floor, exposed stone wall, windows on 2 sides & 2 roof lights, feature lighting, high quality units with Quartz worktops, sink unit with instant boiling water tap, large island with second matching tap, chamfered breakfast bar with display cabinets & feature lighting, surround & plumbing for American style fridge freezer, space for range oven with Quartz splash back & extractor fan, exposed beams & lintels and half glazed stable style side door.

**CLOAKROOM:** with flagged floor, low suite w.c, bracket wash hand basin, half tiled walls and extractor fan.

**INTEGRAL GARAGE & UTILITY:** 19'1" x 10'0" with electric door, base units with worktops over and stainless steel sink unit & drainer.



#### THE ANNEXE

**SITTING ROOM & BREAKFAST KITCHEN:** 16'0" x 10'7" with flagged floor, exposed stone wall, units with stainless steel sink unit & drainer and space for washer, fitted shelves, peninsular unit with worktop comprising 4 ring electric hob, space for fridge, breakfast bar and half glazed stable style uPVC self contained external side door.



**BEDROOM 4:** 10'0" x 9'10" with windows on 2 sides and fitted open wardrobe.



**EN-SUITE:** 8'0" x 5'7" comprising bath with tiled panel & shower head attachment with raindrop head, deep tiled display sill, low suite w.c, bracket wash hand basin, tiled floor, part tiled walls and ladder radiator.

#### TO THE FIRST FLOOR

**GALLERY LANDING:** 18'6" x 10'7" with vaulted ceiling with two Velux windows and exposed beams, feature lighting, Oak flooring, balcony with glass panel, two vertical radiators and glazed uPVC doors to the balcony, airing cupboard with fitted shelves.



**MASTER BEDROOM:** 18'7" x 9'7" with traditional style radiator, vaulted ceiling with exposed beams, Velux window, gable end window, glazed uPVC doors to the balcony, sliding Oak door to **WALK-IN WARDROBE:** 7'7" x 4'5" with fitted shelves, enclosures & hanging rail and storage area above.

**LUXURY EN-SUITE:** 10'1" x 7'0" with sliding Oak door, 4 piece suite comprising freestanding bath, wet room style walk-in shower enclosure with raindrop head, his & hers sinks, low suite w.c, towel store, ladder radiator and Velux window.



**UTILITY:** 7'9" x 5'5" with low suite w.c, stainless steel sink unit, fitted cupboards, space for washer & dryer, traditional style radiator, extractor fan and vinyl flooring.

**BEDROOM 2:** 18'6" x 9'5" (max including en-suite) with vaulted ceiling with Velux window & exposed beams, further front window and traditional style radiator.

**EN-SUITE:** 5'10" x 5'6" with panelled L-shaped bath with dual head shower over & glass screen, low suite w.c, bracket wash hand basin, tiled floor, part tiled walls, ladder radiator and extractor fan.

**BEDROOM 3:** 14'11" x 10'1" (max including en-suite) with vaulted ceiling with Velux & exposed beams, further window to the front, traditional radiator and ladder to **MEZZANINE** above the en-suite.

**EN-SUITE:** 6'8" x 6'4" comprising tiled shower enclosure with raindrop head, low suite w.c, bracket wash hand basin with illuminated mirror over, ladder radiator, tiled floor, part tiled walls and extractor fan.

#### TO THE OUTSIDE

To the front there is flagged parking for 3 cars and a small flagged forecourt with feature lighting to the main entrance door. There are side doors to the annexe and the kitchen.

To the rear at first floor level there is a **BALCONY TERRACE:** 27'4" x 16'7" with flagged floor, feature lighting, multiple power points, outdoor kitchen in granite with circular stainless steel sink unit, fitted stone seating with glass panels, power & cold/hot water feed for hot tub and fabulous elevated views across the valley on the south side.

**SERVICES:** Mains water, drainage, gas and electricity are connected to the property. Solar panels and a battery are installed. There is underfloor heating to the ground floor. 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 ?

**POST CODE:** BD23 3TB

**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.

**PRICE:** £950,000

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://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.*

