



WILMAN & WILMAN
Estate Agents, Valuers & Letting Agents



**LOWER LINGAH BARN
LINGAH HILL
GLUSBURN**



**A SUPERB 2 BEDROOMED SEMI-DETACHED BARN
CONVERSION WITH AN EMP9 PLANNING
CONDITION SITUATED IN A PRESTIGIOUS
LOCATION WITH SUPERB LONG
DISTANCE VIEWS**

PRICE: £695,000

The Old Bank, 19 Main Street, Cross Hills, Keighley, BD20 8TA
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Constructed in natural dressed Yorkshire stone covered with a traditional heavy Grey slate roof, this **unique property occupies an elevated position with stunning views up the Aire Valley** forming part of an original former farmstead in a semi rural location at the top of Baxter Wood, a well established and highly regarded residential area just off Park Road.

The property has an interesting internal layout which is subject to an EMP9 local planning policy requiring approximately 30% of the floor area to be used as office space, with the majority of the house providing generous family accommodation including an open plan Kitchen and Dining Room, a superb Sitting Room with a multi fuel stove & a feature spiral staircase to the first floor.

The property is full of charm and character and is ideal for those seeking a property with a difference, being served by central heating from a contemporary biomass boiler, Solar Panels, sealed unit double glazing and high quality Oak flooring.

Also having a large 40 ft workshop within the extensive grounds and generous on-site parking, the accommodation in more detail comprises:

TO THE GROUND FLOOR

Oak steps down to:

ENTRANCE VESTIBULE: 9'1" x 3'0" with shelves, coat hooks and sliding frosted glazed door to:

UTILITY: 9'3" x 8'1" with washer and dryer plumbing.

DINING KITCHEN: 29'9" x 17'7" a new superb family space with vaulted ceiling and 6 Velux roof lights comprising a range of wall and base units in cream with granite effect working surfaces over incorporating inset 1½ bowl sink unit, electric oven and integrated microwave, integrated wine fridge and dishwasher & a large central island with grey units comprising cupboards and drawers and matching working surface over with 4 ring electric hob. There is a large dining area with beautiful long distance views down the Aire Valley towards Skipton and the Dales, a fully glazed door to the rear garden, and under-floor heated tiled floor.

BOILER ROOM: 8'6" x 7'11" with biomass boiler and pressured water cylinder.

GYM / OFFICE 1: 22'11" x 14'4" with double doors to flagged patio, gable end window and under floor heating.

TO THE GROUND FLOOR

SITTING ROOM: 25'5" x 18'5" with Oak flooring, multi-fuel stove on stone hearth, glazed door to garden, feature barn window and door, attractive spiral staircase and store cupboard.

OFFICE 2: 13'5" x 10'9" with windows on 2 sides.

BATHROOM: with 3 piece suite in white with shower over bath, low suite w.c, wash basin, ladder radiator and tiled floor.



SNUG: 20'5" x 13'10" with Oak wood strip floor, gable end window and fitted store cupboards.

TO THE LOWER GROUND FLOOR



OFFICE 3: 12'6" x 9'8".

TO THE FIRST FLOOR

Balcony **LANDING:** 12'7" x 8'7" with Oak flooring and glass panels.

BEDROOM 1: 18'3" x 12'7" (inclusive of en-suite) with far reaching views.



EN-SUITE: with 3 piece shower suite.

DRESSING ROOM: 9'5" x 4'6" with fitted shelves and rails.

BEDROOM 2: 18'2" x 10'4" (inclusive of en-suite).

EN-SUITE: with 3 piece shower suite.

TO THE OUTSIDE

There is a tarmacadamed drive with parking for several cars, an external fuel store to the boiler room and a cobbled forecourt to the front.

WORKSHOP / STORE: 40'0" x 20'8" with power, light and water.

Extensive lawned gardens are enclosed by timber fencing and shrubs and the whole backs onto open fields with long distance views.

There is a further split level balcony with artificial grass and a flagged patio.

SERVICES: Mains, water, drainage, electricity and solar panels are connected to the property. Gas is not available on the site. 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.

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

AGENTS NOTE: Lower Lingah Barn is subject to an EMP 9 planning condition. Please contact our office for further information.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in **Band F** levied by the Craven District Council.

POST CODE: BD20 8BD

VIEWING: Please contact the selling Agents, **Messrs. Wilman and Wilman** on telephone 01535 -637333 who will be pleased to make the necessary arrangements and supply any further information.

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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.

