



**WHITEHOUSE FARM & COTTAGE
SKIPTON ROAD
FARNHILL**



**AN INDIVIDUAL CONVERTED &
EXTENDED 4 BEDROOMED FARM HOUSE WITH A
DOUBLE GARAGE, LARGE GARDENS AND OVER
3 ACRES OF LAND - ALSO INCLUDING A
SUCCESSFUL 4 BEDROOMED HOLIDAY COTTAGE**

PRICE: £950,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Occupying a large plot with extensive lawned gardens and 2 further paddocks to the rear (3.3 acres approx.) backing onto Leeds Liverpool canal, this highly individual 4 bed roomed farmhouse stands alongside a more recently converted holiday cottage (also having 4 bedrooms) which generates a ready-made income but could also provide independent ancillary accommodation.

The farmhouse has been improved & significantly extended, with the bedrooms being complemented by a Walk-in Wardrobe & large En-Suite to the master, 2 generous Reception Rooms (the smaller of the 2 could be used as a ground floor 5th bedroom), a Utility, Cloakroom and a spacious open plan Kitchen & Dining Room.

The cottage provides 3 conventional first floor bedrooms with an En-Suite & House Bathroom, also having a ground floor 4th Bedroom with a second En-Suite, Cloakroom, large Dining Kitchen and a generous Sitting Room.

The fashionable village of Farnhill is well known for its moorland & canal side walks and the popular White Lion public house, with the everyday facilities and amenities in Cross Hills village centre just a mile away and Airedale Hospital and Steeton & Silsden Railway Station within short travelling distance by car.

Also including a Double Garage, parking for several cars, a greenhouse, hens and an orchard of fruit trees, the property provides a lifestyle choice befitting of the semi rural village location and in detail comprises:

WHITEHOUSE FARM

TO THE GROUND FLOOR

Half glazed panelled door to:

HALL: 20'5" x 3'9" with laminate flooring & **INNER HALL:** 9'8" x 7'0" with open spindled staircase to the first floor with store under.



SITTING ROOM / BEDROOM 5: 20'5" x 13'4" with 5 wall light points and windows on 2 sides.

CLOAKROOM: with low suite w.c, wash hand basin with drawers under & tiled splash, laminate flooring and windows with frosted glass.



LIVING ROOM: 21'0" x 14'3" with feature fireplace with solid fuel stove, 2 recesses with display shelving and 2 windows to the front with seats.



KITCHEN: 22'8" x 8'7" (average) with range of high quality units, granite worktops, Aga with attached module & 2 ring gas hob, recess for American style fridge/freezer, integrated Baumatic microwave & coffee machine, integrated dishwasher, tiled floor, ceiling downlights, 3 windows to the rear and open plan layout to the **DINING ROOM:** 16'5" x 10'0" with matching tiled floor, exposed beams, ceiling downlights and windows on 2 sides with granite sills.

UTILITY: 9'10" x 9'6" with matching tiled floor, range of tall pantry & cloaks cupboards, base units with granite worktops, stainless steel sink unit, integrated washer and part glazed external panelled door.

TO THE FIRST FLOOR

LANDING: 22'4" x 8'9" with rear window, deep store cupboards with fitted shelves & rails and access to roof void.

INNER LANDING: with fitted airing cupboard leading to:

BEDROOM 1: 20'4" x 17'6" (max) with 6 wall light points and windows on 2 sides.



The holiday cottage is a short distance from the house and further details are attached.



EN-SUITE: 7'6" x 7'6" with modern suite comprising large walk-in shower enclosure, low suite w.c, 'his & hers' sinks with cupboards & drawers under, fitted mirrors & downlights, chrome ladder radiator, tiled floor, extractor fan and window with frosted glass.

WALK-IN WARDROBE: 7'6" x 5'2" with fitted shelves, drawers and hanging rails.

BEDROOM 2: 14'1" x 9'11" with fitted wardrobes & cupboards.

BEDROOM 3: 14'2" x 10'7".

BEDROOM 4: 14'2" x 9'9".



BATHROOM: 8'9" x 7'4" with modern 4 piece suite comprising panelled bath, shower enclosure with dual heads, wash hand basin with drawers under, low suite w.c, Vinyl floor, tiled walls and window with frosted glass.

TO THE OUTSIDE

A gated entrance and sweeping driveway lead to a **DOUBLE GARAGE:** 21'0" x 19'8" with electric doors & side door. There is also ample parking for several cars.

Extensive majority lawned gardens cover almost an acre including an orchard of fruit trees, a greenhouse and a flagged sitting out area with a pergola backing directly onto 2 paddocks (3.3 acres approx.) which are ideally suited to hobby farming.

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



SERVICES: Mains water, gas and electricity are connected to the property. Drainage is to a septic tank. 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.

BUSINESS RATES: Small business relief is likely to be available on the holiday cottage but prospective purchasers are advised to make their own enquiries.

POST CODE: BD20 9BT

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

