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DAVID HILL



The Old Shippon Goose Lane Hawksworth LS20 8PH

A stunning semi detached barn conversion providing extremely generous, stylishly appointed four bedroom family accommodation with a fabulous open plan living space on the ground floor. Detached garage, private drive with ample parking and a wonderful south facing garden with unrivalled views over open countryside.

Delightful semi rural position on the edge of Hawksworth just 11 miles from Leeds.

Guide Price £799,950
NO FORWARD CHAIN

The Old Shippon Goose Lane Hawksworth LS20 8PH

• Guiseley 3 miles • Ilkley 5 miles • Skipton 15 miles • Bradford 7 miles • Leeds 11 miles

Location

The Old Shippon is situated to the north west of the small village of Hawksworth within a short drive of the towns of Menston and Guiseley to the east, where a comprehensive range of services can be found including schools, shops, supermarkets, bars and eateries. The larger local business centres of Leeds and Bradford are easily accessible either by road or rail with both Menston and Guiseley to the south having railway stations. Leeds Bradford Airport is just 6 miles to the east.

Description

The property forms part of the small and exclusive Storth House Farm development being one of five dwellings created from the redevelopment of part of the original farm buildings.

The Old Shippon is one half of a substantial former barn having been stylishly converted to a spacious family residence incorporating four double bedrooms, two of which are en suite and an impressive open plan kitchen/dining/living space with bi-folds and double doors opening onto a fabulous south facing patio seating area and garden.

The property is entered into a generous hall leading through to a spacious reception area which is open in part to the full height of the building with staircase to the first floor and gallery landing above. There is a well appointed cloak/shower room with large shower cubicle having a glazed screen, basin set in a vanity base unit with wood block surface and w.c with concealed system. A separate reception room provides a useful snug/office or perhaps a fifth bedroom if required. To the front of the property overlooking the gardens is an impressive open plan kitchen/dining space with living area beyond. The stylish kitchen incorporates a comprehensive range of base and wall units with granite worktops and a twin bowl ceramic sink with mixer tap. Integrated appliances include an induction hob with filter hood above and double oven beneath set in a feature surround. There is a dishwasher, separate large fridge and freezer, and a microwave.

The kitchen leads through a pleasant dining area that can be accessed independently from the entrance hall and also has double patio doors opening onto the seating area and garden. Beyond the dining space is a lovely lounge area with wood burning stove on a granite hearth with tiled back and bi-fold doors opening onto the seating area and garden. Accessed from the kitchen or independently from the entrance hall is an excellent utility/boot room incorporating a range of base and wall units with laminate work surface and sink with draining board. There is plumbing for a washing machine and drier, a built in cupboard concealing the hot water cylinder and an external door to the rear yard.

The first floor gallery landing gives access to the four generous double bedrooms and the house bathroom. The master bedroom is to the front of the house enjoying a wonderful outlook and benefits from a separate dressing room which leads through to a well planned en suite shower room with large shower cubicle, pedestal wash basin, w.c, and chrome ladder style towel rail. The well appointed family bathroom has a panelled bath with shower mixer tap, a generous corner shower cubicle, w.c., pedestal wash basin and chrome ladder style towel rail. Bedroom 2 is at the front of the house enjoying super views and is also served by a generous en suite shower room with large shower cubicle, w.c with concealed system and wash basin set in a base unit with wood block surface, and chrome ladder style towel rail. Bedrooms 3 and 4 are both good double bedrooms.

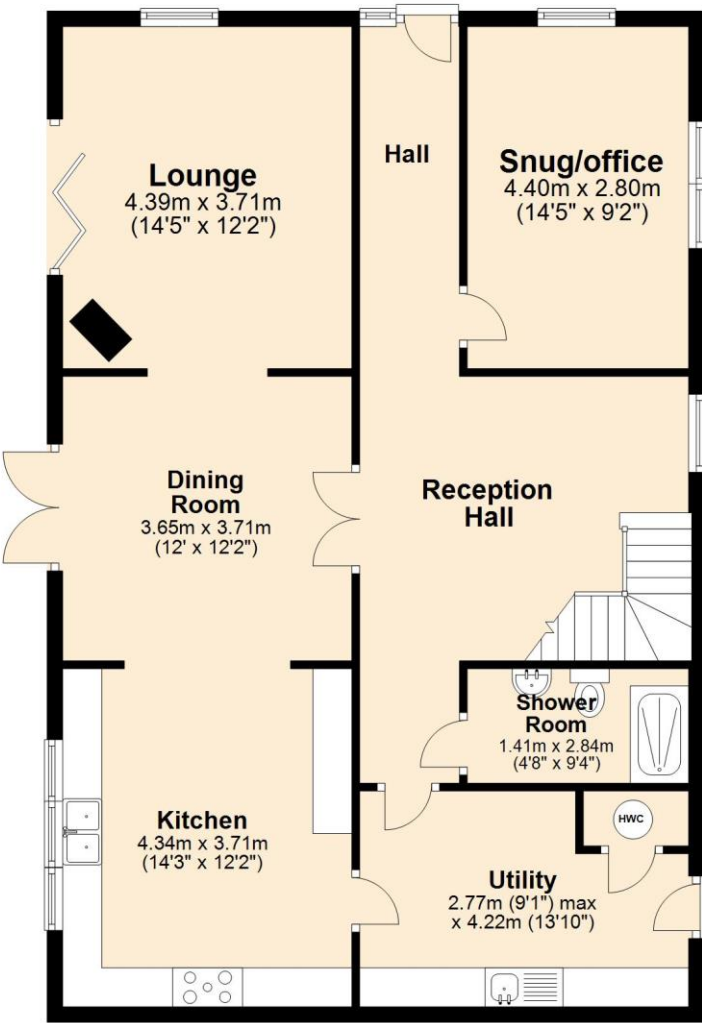
Outside

The property is approached via a private drive leading to a useful turning and parking area adjacent to which is a detached garage (5.32m x 5.59m) with electric door, power and light. The drive is bordered to one side by a landscaped banking retained by a stone wall offering potential to incorporate planting. Steps lead down from the drive to the house entrance with flagged paths leading to the rear and round to the front where it opens into a fabulous flagged patio seating area extending the full width of the property and in turn into the extended landscaped garden. This fabulous south facing garden is perfect for a family offering plenty of space.



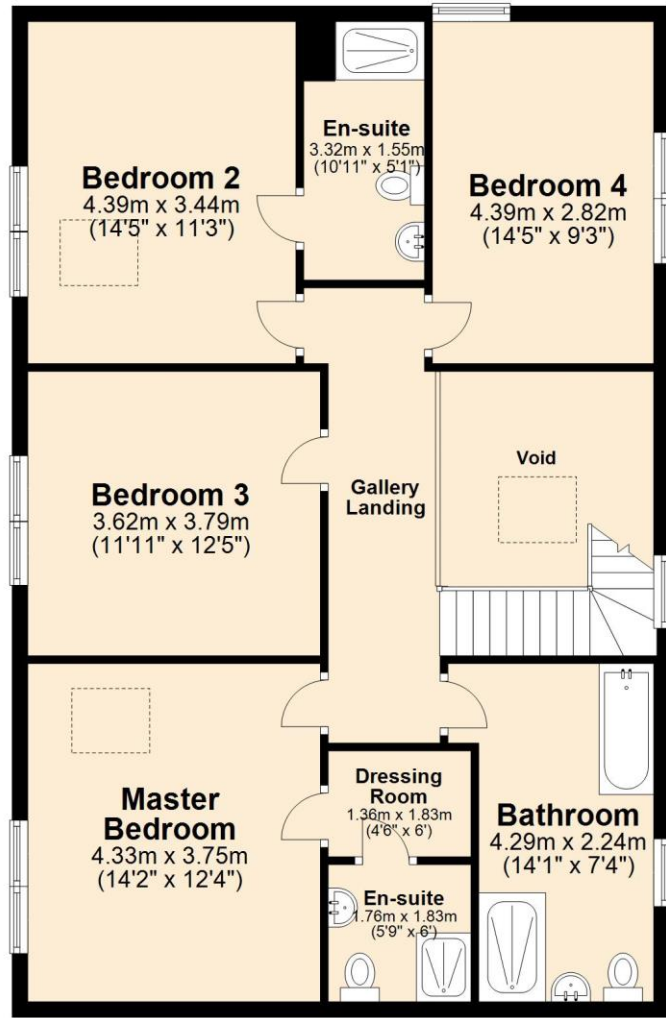
Ground Floor

Approx. 100.7 sq. metres (1083.9 sq. feet)



First Floor

Approx. 100.9 sq. metres (1085.5 sq. feet)





Services

Mains water, mains electricity, drainage to a shared package treatment plant. Oil central heating. Double glazing.

Energy Rating

D 65

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band F (Leeds City Council)

Directions

From the roundabout in Menston with the A65 and Otley Road, continue south on the A65 towards Guiseley for about 0.25 miles and turn right onto Bingley Road at the traffic lights. Continue on Bingley Road for about 1.25 miles to the junction with Hillings Lane and turn right. After about 1 mile turn right onto Goose Lane where the entrance to Storth House Farm can be found on the left after about 500 metres. Follow the drive down taking the first right which leads around the rear of the neighbouring property to the entrance gate to The Old Shippon. Continue through the gate where the property can be found at the bottom.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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