



THE SMITHY, HUNGER HILL ROAD, MIDDLETON

Ilkley, LS29 0DW



## A BEAUTIFULLY CONVERTED STONE BARN

Entrance Hall • Sitting Room • Living / Dining Room • Kitchen • Utility  
Room • W.C. • Three Double Bedrooms • Three En Suite Bath / Shower  
Rooms • Gardens to Front and Rear • Detached Garage • Off Street  
Parking with EV Charging

			EPC
3	3	3	TBC

Local Authority: North Yorkshire Council

Council Tax band: TBC

Tenure: Freehold



## THE PROPERTY

A beautifully converted stone barn providing stylish and spacious accommodation, set within a secluded and elevated position with stunning countryside views, generous gardens and high quality finishes throughout.

The Smithy is a stunning newly converted barn, finished to an exceptionally high standard and designed to blend contemporary living with retained traditional character. Throughout the property there is a thoughtful use of natural materials, including exposed stonework, timber beams and high quality finishes.

The ground floor accommodation is introduced via an entrance hall leading through to a cloakroom/W.C.

The main sitting room is a warm and inviting space, centred around a wood burning stove set on a stone hearth and complemented by a large glazed panel overlooking the front garden. French doors open directly to the outside, while double doors connect through to the adjoining living and dining room.



## THE PROPERTY

The living and dining room enjoys an abundance of natural light from a southerly aspect, with glazed doors opening onto a paved seating area and elevated lawn. This flexible space is ideal for entertaining and family living and also benefits from useful under stairs storage.

An inner hall leads through to the kitchen, which is fitted with a comprehensive range of high quality base and wall units with granite work surfaces and concealed lighting. Integrated appliances include an oven, grill, induction hob, fridge, freezer and dishwasher. French doors and a glazed side door provide direct access to the front garden, creating an excellent connection between indoor and outdoor spaces.

A utility room is conveniently positioned just off the kitchen and is fitted with complementary units, granite work surfaces, a sink and space for appliances.

To the first floor, the landing features exposed beams, stonework and a roof window, adding further character and natural light. The principal bedroom is a substantial double room with exposed beams and two large windows enjoying superb views across open fields. This bedroom is served by a stylish en suite shower room.

There are two further double bedrooms on this level, each enjoying charming individual features and outlooks. Both bedrooms benefit from their own en suite bath or shower rooms, making the accommodation ideal for guests or family living.

The property benefits from oil fired central heating and is finished to a consistently high standard throughout.





## EXTERNALLY

The Smithy is approached via a gravelled driveway providing generous off street parking and incorporating an EV charging point. Additional gravelled parking is available to the rear.

The gardens are arranged to both the front and rear, offering a series of paved seating areas and lawned sections, ideal for outdoor entertaining and enjoying the surrounding countryside. To the front, a paved terrace adjoins the kitchen and leads onto a lawn enclosed by a traditional dry stone wall. To the rear, there is a further seating area with an elevated lawn. Beyond the driveway lies an additional lawned garden, intended to be enclosed by a dry stone wall and five bar gate.

A detached, stone built garage provides useful storage and complements the character of the property.

### Disclaimers:

The property is subject to an overage provision whereby, if planning permission is granted for more than three dwellings within 10 years of the original transfer, a payment of £200,000 per additional dwelling may become payable. Purchasers should seek legal advice for full details.





## SITUATION

The Smithy occupies a peaceful and private position towards the top of Hunger Hill, forming part of a small collection of sympathetically converted barns set amidst open countryside. The elevated setting affords attractive long distance views across surrounding fields and rolling landscape.

Despite its rural feel, the property remains well placed for access to nearby villages and market towns, offering a range of everyday amenities, schooling and transport links. The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, all accessible directly from the property.





The Smithy, Hunger Hill Road, Middleton, Ilkley

Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Melissa Lines  
01423 222076  
melissa.lines@knightfrank.com

Knight Frank Yorkshire  
Oakwood Business Centre, Fountains Road  
Bishop Thornton, Harrogate, HG3 3BF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars, photographs and videos. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

