



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**WITH SCOPE TO OBTAIN PLANNING FOR RE-DEVELOPMENT
– A LARGE 5 BEDROOMED FAMILY HOME WITH AN
ADJOINING BARN/ANNEXE STANDING WITHIN GENEROUS
GARDENS BACKING ONTO FIELDS ON THE SOUTH SIDE**



**FARNHILL HOUSE
SKIPTON ROAD
FARNHILL**

This highly individual detached family residence **occupies larger than average grounds backing onto fields**, now requiring comprehensive modernisation but providing a **one-of-a-kind opportunity for prospective purchasers to re-design the property to their own taste & specification or possibly to obtain planning for full re-development of the site.**

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 close by and **Airedale Hospital and Steeton & Silsden Railway Station** within short travelling distance by car.

PRICE: £695,000

Tel: 01535 637333

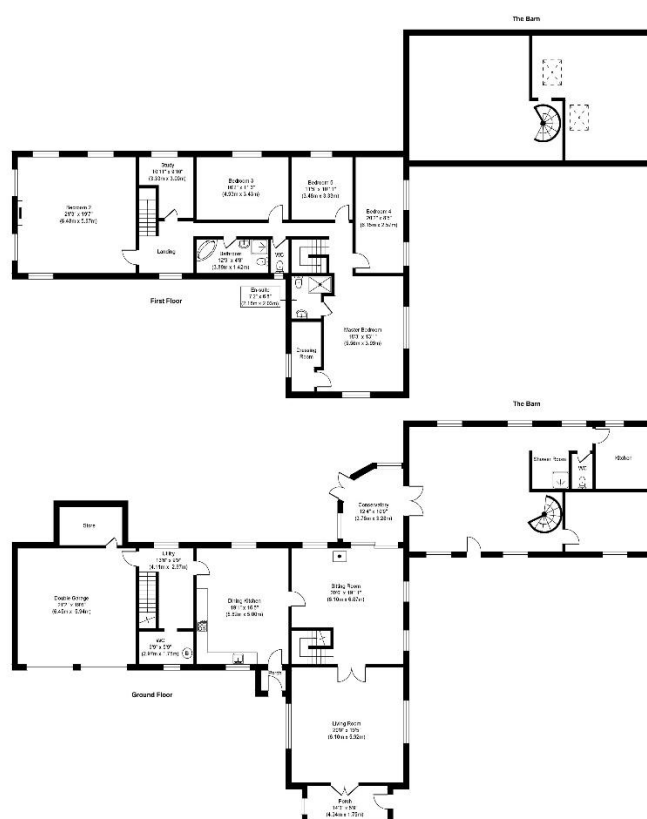
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8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



The accommodation in the principal house includes: **a large Dining Kitchen, Utility & w.c, Conservatory and 2 further generous Reception Rooms**, complemented by **5 first floor Bedrooms (one with En-Suite & Dressing Room)**, Study or Cot Room and Family Bathroom.

The adjoining Barn/Annexe provides further ancillary accommodation which could be used for a variety of purposes. **The whole extends to approximately 4000 sq ft (plus a double integral Garage and external store)** and stands within **larger than average grounds**.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band F.

SERVICES: Mains water, gas and electricity are connected and 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.

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** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £695,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk



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