

Harrison Robinson

Estate Agents



The Farm House, Swartha House Farm Swartha Lane, Silsden, BD20 0LN

£805 000

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GROUND FLOOR Entrance Porch & Hall

Several shallow steps lead up to an impressive stone portico framing a sturdy, timber entrance door with attractive, stained glass transom light over, which opens into a good-sized entrance porch with oak floor. A multi-paned timber internal door with multi-paned side glazed panel opens into a spacious hall with two radiators, oak flooring and space for a few items of furniture.

Lounge

18'0" x 13'10" (5.49 x 4.22)

A wonderful lounge of lovely proportions. Double multipaned doors with transom light over frame the most breathtaking views over the delightful garden and the far reaching countryside vista, enhanced by a further set of double doors with transom over leading into the Garden Room accentuating the bright atmosphere and providing more superb countryside views. A beautiful, marble fireplace with slate fireback and hearth houses a gas fire. Carpeting, beams, two radiators, wall lights and TV point.

Dining Kitchen

18'0" x 12'7" (5.49 x 3.86)

A beautifully appointed kitchen fitted with wooden fronted base and wall units with pewter handles and with complementary granite worksurface and upstands over. Rangemaster oven with five burner induction hob over, granite splashback and extractor over. Integrated appliances include a Bosch dishwasher, Bosch microwave and bin storage. Space for an American style fridge/freezer. An inset Villeroy & Boch one and a half bowl sink with monobloc tap sits beneath a large window looking through the fabulous garden room towards the stunning countryside views. A multi-paned timber door opens into the garden room. Additional storage and a further inset ceramic sink is provided in a large central island, which accommodates breakfast bar seating for four people. The kitchen is brimming with charm and character with features such as exposed beams, an original stone floor and an original, traditional safe. The kitchen is open into the garden room making it conducive to entertaining. Stylish, wooden panelling to half height on one wall and radiator. Downlighting and TV point.

Sitting Room

13'9" x 13'8" (4.21 x 4.17)

A half-glazed door from the hall opens into this wonderful second reception room. A log burning stove sits on a stone hearth. Multi-paned French doors with matching transom light over. A window to the other aspect enhances the bright atmosphere. This elegant room is brimming with character evoked by the beams, deep skirting boards and window sill and a charming arched recess. Oak flooring, radiator and TV point.

Garden Room

29'10" x 12'0" (9.10 x 3.66)

This superb addition to the property has extended the living space and maximised the fantastic views available. The double doors leading out onto a good-sized patio create a wonderful inside outside flow, making this a lovely entertaining space. The oak flooring, ornate, traditional style radiators and exposed stone to one wall all add to the characterful feel. Light floods in through two sets of double doors, Velux windows and further glazing.

Utility Room

10'4" x 8'0" (3.15 x 2.44)

A composite, half-glazed door with decorative, opaque, leaded panel to the side of the property opens into a good-sized utility room with space and plumbing for a washer and space for a tumble drier. Fitted with base and wall units to match those of the dining kitchen with tiled splashback and complementary laminate worksurface over. A ceramic one and a half bowl sink with monobloc tap sits beneath a window. Wall-mounted, Ideal central heating boiler. Space to hang coats. Stone floor, useful creel for drying clothes and radiator. Two windows with opaque glazing offer borrowed light.

W.C.

Fitted with a modern, white suite to include a pedestal washbasin with traditional style monobloc tap and stone tiled splashback and a low-level w/c. Attractive, wooden panelling to half-height. Ceramic flooring. Mirrored cabinet, illuminated mirror, extractor and downlighting.

BASEMENT - Cellar

13'6" x 13'5" (4.14 x 4.09)

A traditional, spacious cellar. accessed from the hallway.

FIRST FLOOR Landing

A broad, original, return staircase with solid, timber balustrade, carpet runner and carpet rods leads up to the spacious, first floor carpeted landing. The tall, arched, decorative, stained glass window allows light to flood in and is a stunning feature of this charming home. Wooden beam, radiator, wall lights and room for an item of furniture. A walk-in cupboard houses the hot water tank and provides generous storage for towels and linen.

Master Bedroom

18'2" x 18'0" (5.56 x 5.49)

A lovely, spacious, double bedroom - a haven of peace and calm with dual aspect windows affording magnificent, far reaching views. Beams, carpeting, two radiators and TV point. Ample room for substantial furniture and even a small sofa. A door opens into:

En Suite Shower Room

Comprising of a large, walk-in shower with glazed screen and mains drench shower with separate hand held shower attachment, a pedestal washbasin with mixer tap and tiled splashback and a low-level w/c. Travertine tiles to the wall around the shower with matching floor tiling. Chrome, ladder, towel radiator, downlighting. Beam lending character and opaque glazed windows borrowing light from the principal bedroom.

Bedroom Two

18'0" x 13'5" (5.49 x 4.11)

A further well-proportioned, double bedroom. The window affords beautiful, long distance countryside views. Laminate flooring, downlighting and two radiators. A return, timber staircase leads up to the hobbies/loft room, which has served as an occasional bedroom for visiting grandchildren.

En Suite Shower Room

A lovely, modern en suite shower room comprising of a shower cubicle with sliding glazed door and mains shower, fully tiled in travertine tiles with attractive, mosaic accent tiles, pedestal washbasin with traditional style monobloc tap and tiled splashback and low-level w/c. Chrome, ladder, towel radiator, downlighting and extractor fan.

Bedroom Three

13'10" x 13'10" (4.24 x 4.22)

A further well-proportioned, double bedroom, even large enough to accommodate two double beds! The window affords beautiful, long distance countryside views. Modern, fitted furniture to include wardrobes, chest of drawers and bedside table. Beam, carpeting, downlighting and radiator.

Bathroom

10'2" x 8'0" (3.10 x 2.44)

Spacious and beautifully appointed in a traditional style with a freestanding slipper bath with traditional style mixer taps with hand held shower attachment, a large, walk-in shower with glazed screen and mains shower with hand held shower attachment, a pedestal wash basin with traditional style taps and a low-level w/c. Vertical, ladder, towel radiator, downlighting. A large window with opaque glazing allows the natural light to flood in and this is accentuated by two opaque windows with borrowed light from the landing. Ceramic tiled flooring.

SECOND FLOOR Loft / Hobbies Room

23'7" x 12'11" (7.19 x 3.96)

A return timber staircase from Bedroom Two leads up to a spacious loft/hobbies room. This space could suit a variety of purposes. Stripped wooden flooring, TV point and wall lights. Exposed beams and under eaves storage.

Garage & Driveway Parking

A wooden gate opens onto a wide, gravelled driveway providing ample parking and leading to a detached, double garage with electric door.

Gardens

The property enjoys expansive gardens, principally laid to lawn - a wonderful environment in which to enjoy the superb position of this delightful home surrounded by magnificent rolling countryside. There is a large area with raised beds allocated for the growing of fruit and vegetables. There are also several lovely seating areas with ample room for outdoor furniture - a perfect spot to sit and enjoy al fresco dining or simply a cup of tea absorbing the peace, tranquillity and spectacular views of this very special location.

ANNEXE Seating Area

10'5" x 7'7" (3.18 x 2.32)

A glazed door with glazed side panel opens into a seating area with room for a couple of armchairs. Practical tiled floor, kitchenette space with room for a small fridge, microwave and kettle. Fitted wall cupboard provides useful storage. TV point, radiator, wall light and fitted hanging rail. A door opens into:

ANNEXE WC Shower Room

A modern shower room fitted with a wet room style mains shower, a wall-mounted washbasin with mixer tap and tiled splashback and a low-level w/c. Downlighting, extractor fan and shaver point. A window with leaded stained glass panes allows for ample natural light.

ANNEXE Bedroom & Balcony

10'5" x 7'6" (3.18 x 2.30)

A return pine staircase leads up to the first floor double bedroom, which benefits from French doors leading out onto a balcony. A window affords a lovely, countryside view and the bright atmosphere is enhanced by a further Velux window. Laminate flooring. A good-sized balcony from which to sit and enjoy the lovely, countryside views.

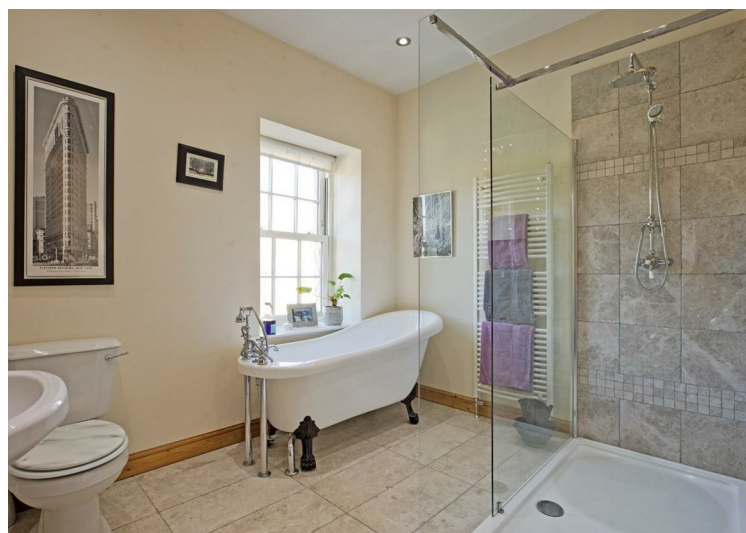
UTILITIES AND SERVICES

The property benefits from LPG gas, mains electricity and drainage. Water is from a bore hole shared with four other properties.

Standard Broadband shown to be available to this property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

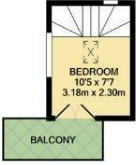
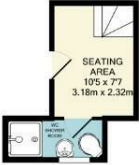
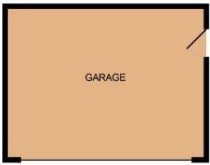
Tel: 01943 968 086



- Spacious Three Bedroom Character Property
- Spectacular Countryside Views & Delightful Expansive Gardens
- Fully Renovated Whilst Retaining Many Stunning Original Features
- Three Generous Reception Rooms
- Stylish Contemporary Dining Kitchen
- Luxurious Four Piece House Bathroom & Two En Suites
- Double Garage & Driveway Parking
- Separate One Bedroom Annexe
- A Short Drive Away From Local Amenities
- Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR

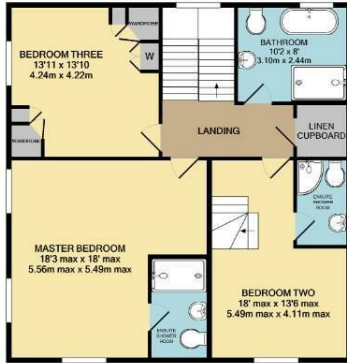
FIRST FLOOR



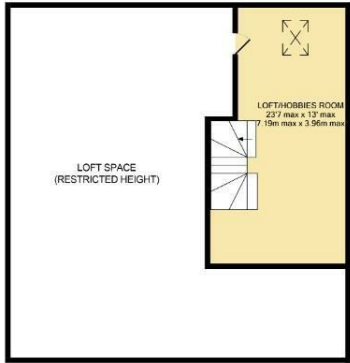
BASEMENT LEVEL
APPROX. FLOOR
AREA 214 SQ. FT.
(19.9 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1488 SQ. FT.
(139.2 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 882 SQ. FT.
(81.3 SQ. M.)



SECOND FLOOR
APPROX. FLOOR
AREA 273 SQ. FT.
(25.3 SQ. M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & LOFT SPACE 2968 SQ. FT. (275.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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