



Hunger Hill Road | Middleton | Ilkley | LS29 0DL

Asking price £1,200,000

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Mistal Barn

Hunger Hill Road | Middleton

Ilkley | LS29 0DL

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A stunning newly converted barn offering substantial four bedroomed/three bathroom accommodation appointed to an incredibly high standard throughout. Designed and constructed by an award winning local developer, The Mistal forms part of an exclusive development towards the top of Hunger Hill. With bedrooms to both the ground and first floor, this superb home offers the versatility to suit a variety of households.

- Four Double Bedrooms
- Three Bathrooms
- Spacious Living Accommodation
- Lawned Gardens To The Front & Rear
- Gravelled Driveway
- Garage
- Carpets included. Hard floorings at the purchasers cost.

With oil fired heating, the accommodation comprises:

Ground Floor

Reception Hall

13'7 x 9'0 (4.14m x 2.74m)

With an abundance of natural light via large glazed double doors to two sides, the reception hall features exposed stone and timber.

Sitting Room

21'6 x 19'1 (6.55m x 5.82m)

A spacious sitting room including the original barn door opening that allows for lots of natural light via a Southerly aspect. Also featuring exposed beams and a door leading to the rear garden. An opening leads to:

Dining Kitchen

23'0 x 10'9 (7.01m x 3.28m)

Yet to be installed, the high quality kitchen with comprises an extensive range of base and wall units with coordinating work surfaces and integrated appliances. A door leads out to the front garden. Glazed double doors lead to:



In addition to the large garage, a gravelled driveway provides off-street parking for several vehicles.



Inner Hall

23'0 x 6'11 (7.01m x 2.11m)

An oak and glazed staircase leads to the first floor.

Cloakroom

6'5 x 3'3 (1.96m x 0.99m)

With a hand wash basin and w.c.

Utility Room

14'6 x 6'2 (4.42m x 1.88m)

Yet to be installed, the utility room will feature base and wall units with coordinating work tops. A door leads out to the side of the property.

Principal Bedroom

17'6 x 16'3 (5.33m x 4.95m)

A generous double bedroom that could comfortably function as a further reception room. With a glazed door leading out to a paved area.

En Suite

12'8 x 6'5 (3.86m x 1.96m)

Including a stand-alone bath, walk-in rainfall shower, hand wash basin, w.c, heated towel rail and a skylight.

Study/Dressing Room

12'8 x 7'0 (3.86m x 2.13m)

A versatile space that adjoins the principal bedroom.

First Floor

Bedroom

19'6 x 10'9 (5.94m x 3.28m)

A second ample double bedroom enjoying stunning views towards Ilkley.

Dressing Room

11'4 x 5'0 (3.45m x 1.52m)

En Suite

11'4 x 5'3 (3.45m x 1.60m)

Comprising a stand-alone bath, walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

Bedroom

12'7 x 10'7 (3.84m x 3.23m)

A third double bedroom with a Southerly aspect and views towards Ilkley.

Bedroom

12'7 x 11'8 (3.84m x 3.56m)

A fourth double bedroom featuring a dual aspect.

Bathroom

8'8 x 5'9 (2.64m x 1.75m)

Including a walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.



Outside

Tandem Garage

31'7 x 18'0 (9.63m x 5.49m)

With light and power, accessed either via an electric door to the front or single door to the rear.

Front Garden

A lawned South facing garden enclosed by dry stone walls and railings.

Rear Garden

An extensive, lawned rear garden with paced seating area.

Driveway

A gravelled driveway provides off-street parking for several cars.

Tenure

Freehold.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Offer Acceptance & AML Regulations

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



To the rear is a level, lawned garden with paved seating area, enclosed by dry stone walls. A South facing lawn can also be found to the front.





All measurements are approximate and for display purposes only.
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Mistal Barn

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

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