



**Fernbank House, Park Road, Cross Hills, BD20 8AB**

**Asking Price £125,000**

- NO UPPER CHAIN
- ONE BEDROOM
- ATTRACTIVE COURTYARD SETTING
- STYLISH FOUR PIECE BATHROOM
- GROUND FLOOR APARTMENT
- ON SITE PARKING
- INVITING OPEN PLAN KITCHEN/LIVING AREA
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS

# Fernbank House, Park Road, Cross Hills, BD20 8AB

Wilman & Lodge are delighted to offer this ground floor property that captures the character and warmth of the Georgian era with a modern twist enjoying the convenience of single-level living and the luxury of designated on-site parking.



Council Tax Band: A



## PROPERTY DETAILS

Set upon the site of an earlier farmstead and steeped in history, Fernbank House was built in 1795 and stands today as a superb Grade II listed Georgian residence. Behind its elegant façade lies not only a remarkable home but also a fascinating past. Once serving as a doctor's house and surgery until the 1970s, it later became a commercial retirement home before closing its doors in 2007. Since then, it has been lovingly acquired by experienced developers renowned for their high-quality conversions and restorations. The result is an exquisite transformation into a prestigious courtyard setting, blending houses, apartments and mews properties with timeless charm and modern appeal.

This particular ground floor property captures the character and warmth of the Georgian era with a modern twist while offering the convenience of single-level living and the luxury of designated on-site parking for two cars. Stepping inside, you are greeted by an inviting open-plan kitchen and lounge, where quality craftsmanship is evident in the solid beech block worktops and the ornate fireplace that serves as a striking focal point. From the inner hallway, a stylish four-piece bathroom suite awaits, along with a generously proportioned bedroom complete with built-in storage, offering both comfort and practicality.

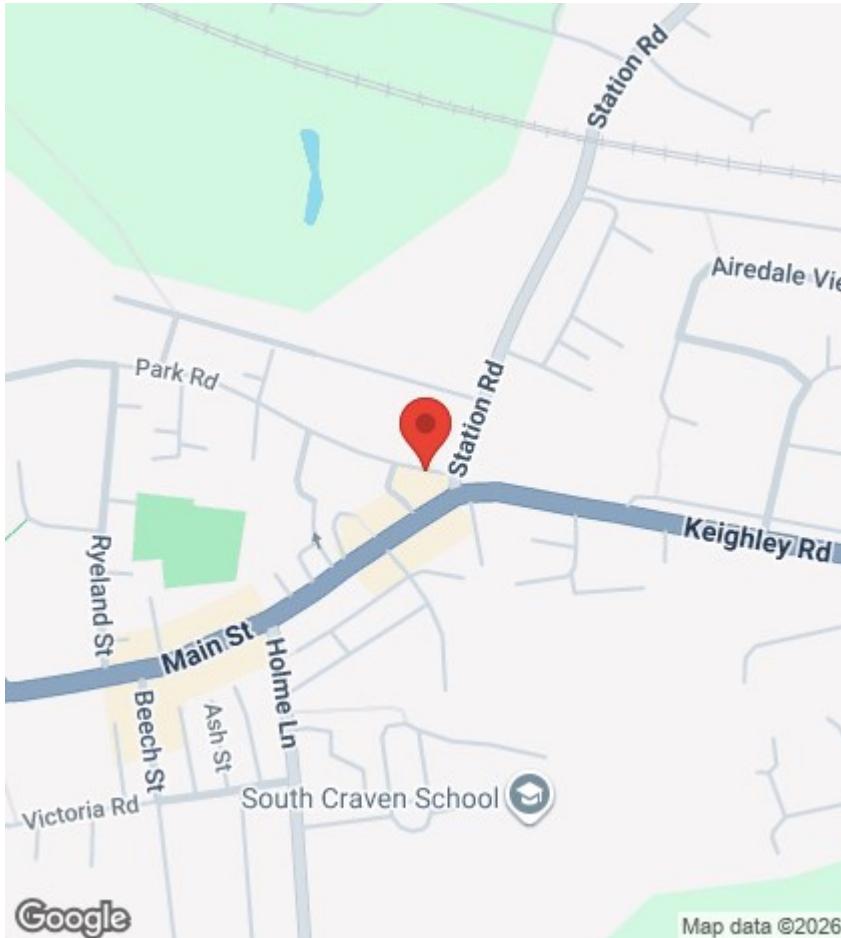
Ideal for first-time buyers, investors, or those seeking the perfect retirement retreat, this property is a rare find—one that truly needs to be seen to be fully appreciated. Just a short stroll away, Cross Hills' thriving Main Street offers a fine range of amenities, while nearby railway stations at Cononley and Steeton provide regular daily services to Skipton, Keighley, Leeds and Bradford.

With all principal works on Fernbank House now completed to an exceptional standard, Wilman & Lodge are delighted to bring this outstanding property to market, offering a unique opportunity to own a piece of history reimagined for modern living.

## ADDITIONAL DETAILS

The leasehold is 999 years with 984 years remaining

Management fee is £15 pcm



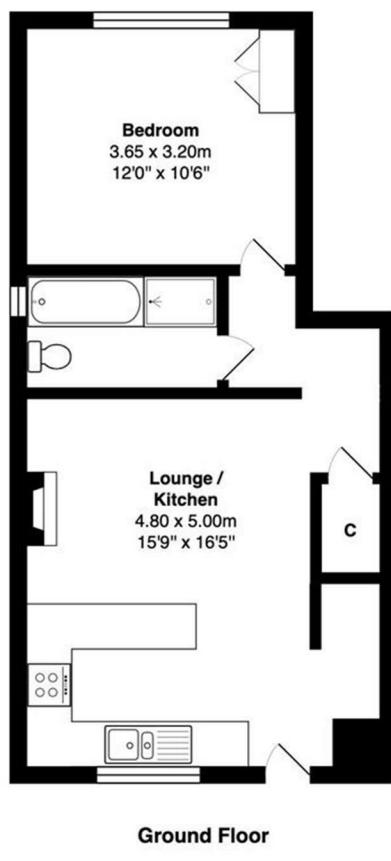
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

B

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	



Total Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup>

All measurements are approximate and for display purposes only