

Mistal
Barn

THE MISTAL, HUNGER HILL ROAD, BODLETON

Ilkley, LS29 0DW



A BEAUTIFULLY DESIGNED, NEWLY CONVERTED BARN

Reception Hall • Sitting Room • Dining Kitchen • Inner Hall •
Cloakroom/W.C. • Utility Room • Four Double Bedrooms • Three Bath
/ Shower Rooms • Study / Dressing Room • Tandem Garage • Front
and Rear Gardens • Off Street Parking

			EPC
4	3	2	TBC

Local Authority: North Yorkshire Council
Council Tax band: TBC
Tenure: Freehold



THE PROPERTY

The Mistal is a striking newly converted barn, thoughtfully designed to combine contemporary living with retained character features, finished to an exceptionally high standard throughout. The accommodation is arranged over two floors and offers excellent flexibility, with bedroom spaces located on both the ground and first floors.

The ground floor is introduced via a light filled reception hall, featuring exposed stonework and timber detailing, with large glazed doors providing natural light from multiple aspects. The sitting room is a generous and welcoming space, showcasing exposed beams and the original barn door opening, allowing for a bright southerly aspect. A door opens directly onto the rear garden, creating a strong connection to the outdoor spaces. An open connection leads through to the dining kitchen, which is to be fitted with a high quality range of contemporary base and wall units, coordinating work surfaces and a full suite of integrated appliances. The kitchen provides space for dining and benefits from access to the front garden, making it ideal for both everyday living and entertaining.





THE PROPERTY

An inner hall features an oak and glazed staircase rising to the first floor and provides access to a cloakroom and a utility room, which will be fitted with matching units and work surfaces, together with an external access door. The downstairs W.C. can be found just off the inner hall.

The principal bedroom suite is located on the ground floor and offers a particularly flexible space, capable of functioning as an additional reception room if required. Glazed doors open onto a paved seating area, while a connecting study or dressing room enhances the suite. The en suite bathroom is luxuriously appointed, featuring a free standing bath, a walk in rainfall shower and roof lighting.

To the first floor, there are three further double bedrooms, all enjoying attractive outlooks, with two bedrooms benefiting from distant countryside views. One bedroom includes a dedicated dressing room and en suite bathroom, while the remaining bedrooms are served by a contemporary house bathroom fitted to the same high standard.

The property benefits from oil fired central heating and has been designed to offer both comfort and efficiency.





EXTERNALLY

The Mistal is approached via a gravelled driveway providing off street parking for several vehicles and access to a tandem garage fitted with light and power, with both vehicular and pedestrian access.

To the front, the property enjoys an enclosed, south facing lawned garden bounded by traditional dry stone walls and railings. The rear garden is extensive and laid predominantly to lawn, with a paved seating area providing an ideal space for outdoor dining and relaxation.

Disclaimers:

Please note that no hard flooring will be supplied as part of the sale. Any reference to flooring types, finishes, or visual representations within marketing materials are for illustrative purposes only and do not constitute a contractual commitment.

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.



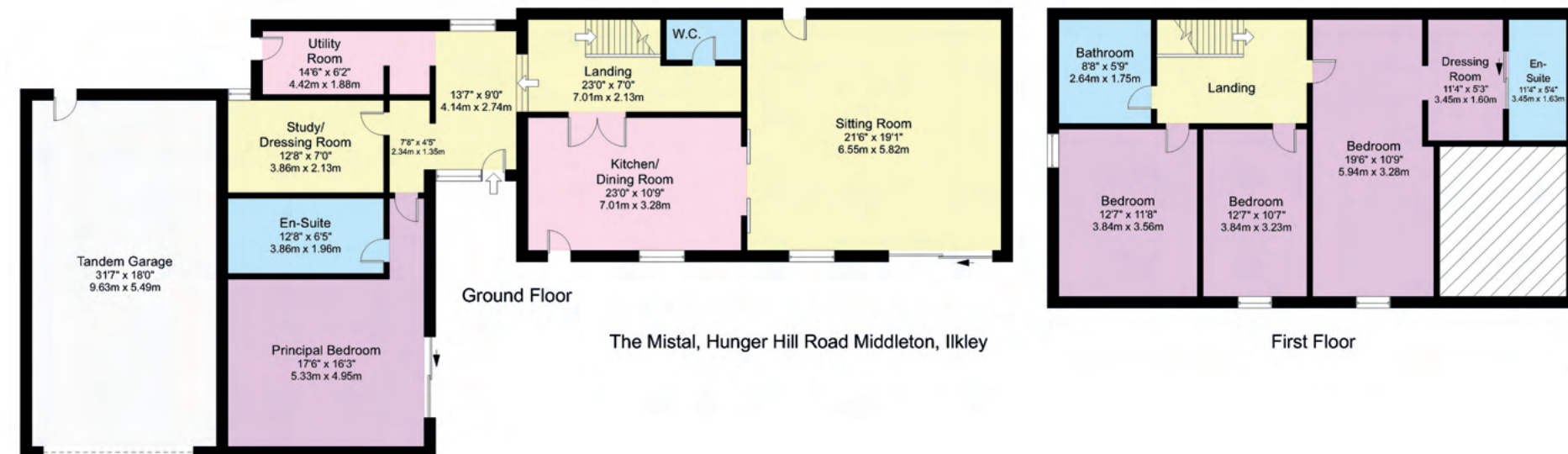


SITUATION

The Mistal is situated towards the top of Hunger Hill, forming part of a small and exclusive development by an award winning local developer. The property enjoys an elevated position, with attractive countryside views, including distant vistas towards Ilkley.

The location offers an appealing balance of rural tranquillity and accessibility, with nearby villages and market towns providing a range of everyday amenities, schooling and recreational opportunities. The surrounding countryside is ideal for walking, cycling and outdoor pursuits, all readily accessible from the property.





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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)

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