



Hunger Hill | Middleton | Ilkley | LS29 8PN

Asking price £845,000

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# The Smithy

Hunger Hill | Middleton

Ilkley | LS29 8PN

Asking price £845,000

A stunning, newly converted barn enjoying a secluded setting towards the top of Hunger Hill, providing spacious three bedroomed/three bathroom accommodation finished to an exceptionally high standard throughout.

- Newly Converted Barn
- Finished To An Incredibly High Standard
- Lawned Gardens To Front & Rear
- Generous Off Street Parking
- Stunning Views
- Rare Opportunity

With oil fired heating, the accommodation comprises:

## Ground Floor

### Entrance Hall

9'10 x 3'0 (3.00m x 0.91m)

### Cloakroom

5'9 x 3'8 (1.75m x 1.12m)

With a hand wash basin within vanity unit and w.c.

### Sitting Room

20'7 x 14'7 (6.27m x 4.45m)

A spacious and inviting sitting room featuring a wood burning stove on stone hearth, large glazed panel overlooking the front garden and French doors leading out. Double doors lead to:



Forming part of an exclusive development of three newly converted barns, The Smithy features lawned gardens to the front and rear as well as an abundance of off-street parking.



### Living/Dining Room

14'10 x 14'8 (4.52m x 4.47m)

With an abundance of natural light via a Southerly aspect, large window and glazed door leading out to a paved seating area and elevated lawn. Useful understairs store cupboard.

### Inner Hall

11'8 x 5'9 (3.56m x 1.75m)

### Kitchen

22'10 (max) x 14'5 (max) (6.96m (max) x 4.39m (max))

A high quality kitchen comprising an extensive range of base and wall units with coordinating granite work surfaces and concealed lighting. Integrated appliances include an oven, grill, four ring induction hob with hood over, fridge, freezer and dishwasher. French doors and a glazed single door lead out to the front garden.

### Utility Room

7'9 x 5'9 (2.36m x 1.75m)

Conveniently placed just off the kitchen, with base units, granite worktop, sink and space for appliances.

### First Floor

#### Landing

With an exposed beam, stone work and a velux window.

#### Principal Bedroom

14'9 x 12'5 (4.50m x 3.78m)

A substantial double bedroom with an exposed beam, recess for fitted wardrobe and two large windows providing a superb outlook towards open fields.

#### En Suite

8'0 x 5'5 (2.44m x 1.65m)

Comprising a walk-in rainfall shower, hand wash basin, w.c, heated towel rail, back-lit mirror and a velux window.

#### Bedroom

15'0 x 13'0 (4.57m x 3.96m)

A second double bedroom with exposed beam, enjoying a long distance Easterly view.

#### En Suite

7'5 x 6'5 (2.26m x 1.96m)

Including a bath with rainfall shower over, hand wash basin, w.c, heated towel rail, back-lit mirror and a velux window.

#### Bedroom

A third double bedroom featuring an exposed stone wall, beam, velux window and a window providing a westerly aspect.



## En Suite

8'8 x 4'2 (2.64m x 1.27m)

With a walk-in shower, hand wash basin, w.c, heated towel rail, backlit mirror and a velux window.

## Outside

### Driveway

A gravelled driveway provides plenty of off-street parking and includes an EV charging point. A further gravelled parking area can be found to the rear.

### Gardens

To the front of the property is a paved seating area connecting to the kitchen as well as a lawn enclosed by a dry stone wall. To the rear of the property is a further paved seating area with an elevated lawn. Crossing the gravelled driveway, there is a further lawned garden which is expected to be enclosed by a dry stone wall and a five bar gate.

### Garage

A detached, stone-built garage provides useful storage.

### Tenure

Freehold.

## 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.

## 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.

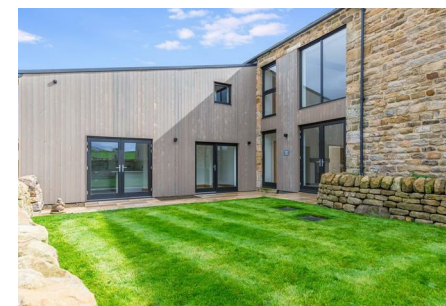
The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## 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>



A southerly aspect allows for plenty of natural light as well as outstanding views towards Ilkley.





All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

139 Bolling Road  
 Ben Rhydding  
 Ilkley  
 West Yorkshire  
 LS29 8PN  
 01943 661141  
 ilkley@tranmerwhite.co.uk  
<https://www.tranmerwhite.co.uk/>