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ESTATE AGENTS · VALUERS · LETTING AGENTS

A SUPERB 5 BEDROOMED SEMI-DETACHED BARN CONVERSION WITH A LARGE WORKSHOP & STORE SITUATED IN A PRESTIGIOUS LOCATION WITH FABULOUS LONG DISTANCE



LOWER LINGAH BARN
GLUSBURN

Constructed in natural dressed Yorkshire stone covered with a traditional grey slate roof, this unique property occupies **an elevated position with stunning views up the Aire Valley,** forming part of a former farmstead in **a lovely semi-rural location at the top of Baxter Wood, a premium residential area just off Park Road.**

The property has a flexible internal layout, **with the house providing generous family accommodation including an open plan Kitchen & Dining Room**, a superb Sitting Room with a multi fuel stove **& a feature spiral staircase to the first floor.**

PRICE: £850,000

Tel: 01535 637333 **www.wilman-wilman.co.uk**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB

The property is **full of charm and character and is ideal for those looking for somewhere a little bit different**, being served by solar panels, central heating from a contemporary biomass boiler, sealed unit double glazing and high quality oak flooring. There is **a large 40 ft workshop & store within extensive grounds including generous on-site parking**.

TO THE GROUND FLOOR

ENTRANCE VESTIBULE: 9'1" x 3'0" with shelves, coat hooks and sliding frosted glazed inner door to:

DINING KITCHEN: 29'9" x 17'7" a superb family space with vaulted ceiling & 6 Velux roof lights, range of wall and base units in cream with granite working surfaces over, 1½ bowl sink unit, electric oven & integrated microwave, integrated wine fridge & dishwasher, large central island with grey units comprising cupboards & drawers and matching worktop over with 4 ring electric hob. There is a large **DINING AREA** with fabulous long-distance views down the Aire Valley towards Skipton & the Dales, having under-floor heated tiled flooring and a glazed door to the rear garden.





SNUG: 20'5" x 13'10" with oak wood strip floor, gable end window and deep fitted store cupboards.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





SITTING ROOM: 25’5” x 18’5” with oak flooring, feature multi-fuel stove on stone hearth, glazed door to garden, feature barn window and door, attractive spiral staircase and useful store cupboard.

BEDROOM 3: 13’5” x 10’9” with windows on 2 sides.

BATHROOM: 8’0” x 5’6” with 3 piece suite in white with thermostatic shower over bath, low suite w.c, wash basin, ladder radiator and tiled floor and walls.

BEDROOM 4: 12’6” x 9’8”.









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TO THE LOWER GROUND FLOOR

Oak steps down to:

UTILITY: 9'3" x 8'1" with washer & dryer plumbing.

BOILER ROOM: 8'6" x 7'11" with biomass boiler, pressured water cylinder and solar battery storage.

GYM / BEDROOM 5: 22'11" x 14'4" with doors to a flagged patio, gable end window and under floor heating.





TO THE FIRST FLOOR

BALCONY LANDING: 12'7" x 8'7" with oak flooring, glass panels and exposed beams & stonework.

BEDROOM 1: 18'3" x 12'7" (inclusive of en-suite) with far reaching views towards Skipton.

EN-SUITE SHOWER ROOM: 7'10" x 7'1" comprising walk-in shower enclosure, low suite w.c, 2 sink units, tiled walls & floor and extractor fan.





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DRESSING ROOM: 9'5" x 4'6" with fitted shelves & rails.

BEDROOM 2: 18'2" x 10'4" (inclusive of en-suite).

EN-SUITE: 5'11" x 5'11" comprising shower enclosure, low suite w.c, bracket wash hand basin, tiled walls and floor, window and extractor fan.





TO THE OUTSIDE

There is a tarmacadamed drive with parking for several cars, an external fuel store to the boiler room and a cobbled forecourt to the front. An EV charging point is connected to the property, with a finger print ID system for the main entry door.

WORKSHOP / STORE: 40'0" x 20'8" (max) with power, light & water, hot shower for dog / bike washing and enclosed workshop area.

Extensive lawned gardens are enclosed by timber fencing & shrubs and the whole backs onto open fields with long distance views.

There is a further split level balcony with artificial grass and a large flagged sheltered terrace with superb views across the valley.





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SERVICES: Mains, water, drainage and electricity are connected to the property. Gas is not available. Heating is from a biomass boiler. Hot water is served by both the boiler and solar thermal panels. Solar PV panels also generate a substantial annual saving (circa £2,300 per annum) on electricity with 10 KW battery backup storage. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band F.

POST CODE: BD20 8BD

VIEWING: Please contact the selling Agents, Messrs. Wilman and Wilman on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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