

# HUNTERS®

## EXCLUSIVE

Upcroft House Farm Carlton Lane, Guiseley, Leeds, LS20 9NL

Asking Price £1,650,000

Property Images



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Approximate Floor Area = 519.4 sq m / 5591 sq ft (Excluding Void)  
 Cellar = 31.4 sq m / 338 sq ft  
 Outbuilding = 67.8 sq m / 730 sq ft  
 Total = 618.6 sq m / 6659 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91538

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Detached Beds: 5 Bathrooms: 5 Receptions: 6  
 Tenure: Freehold

On the peaceful outskirts of Guiseley, nestled within the tranquil beauty of the Yorkshire countryside, lies a truly breathtaking stone-built farmhouse, offered for sale with approximately five acres of mature, private land and the opportunity to acquire additional acreage by separate negotiation. Accessed via a long, private tree-lined driveway, this most attractive and characterful property presents a rare and exciting chance for the discerning buyer to secure what could well be their 'forever home'. Rich in charm, space and versatility, the farmhouse is a wonderful blend of traditional architecture and modern functionality, currently arranged as two interlinked dwellings, providing approximately 6,500 square feet of living accommodation that would suit a variety of lifestyles, including multi-generational living or conversion to a single grand residence.

The first dwelling opens into a welcoming entrance hallway which sets the tone for the rest of the home with its warmth and character. A spacious sitting room offers a cosy yet elegant atmosphere, ideal for relaxing evenings or entertaining guests. The adjoining conservatory enjoys lovely views across the beautifully tended garden, flooding the room with natural light and providing a perfect spot to enjoy morning coffee or afternoon tea whilst soaking in the peaceful surroundings. The dining kitchen is both charming and functional, with ample space for informal family meals or more formal gatherings, all while retaining a homely farmhouse feel. Adjoining this part of the property is a well-equipped catering kitchen, currently used for professional-standard cooking but which could, if desired, be converted into another reception space, games room or family room. There is also a useful utility area, a large walk-in pantry and a separate WC on the ground floor, offering excellent practicality. To the first floor are two particularly spacious double bedrooms, both full of character and comfort, along with a stylish house bathroom and a separate shower room, offering flexibility and convenience for residents and guests alike.

The second dwelling is equally impressive and begins with a generous entrance hallway that leads into a superb dining kitchen fitted with classic shaker-style units and high-quality integrated appliances. The kitchen flows into a large utility room, which benefits from a pantry cupboard and provides excellent storage and laundry space. A guest WC is also located on the ground floor, along with an absolutely stunning dining room and reception hallway featuring a galleried landing, exposed beams and original stone flooring, creating a magnificent first impression and a wonderful area for entertaining on a grand scale. A second guest WC is positioned nearby, along with an elegant sitting room that exudes charm, featuring an inset log-burning effect gas fire with a limestone surround that adds warmth and character. From here, a staircase leads down to a truly remarkable vaulted wine cellar and wine tasting room, a rare and luxurious feature that will no doubt appeal to connoisseurs and hosts alike.

Attached to the main residence are a range of useful outbuildings that further enhance the property's appeal. These include a workshop and loft store, a separate storage room, a delightful potting shed, and an additional conservatory that connects beautifully to the landscaped garden. Of particular note is the summer house, which comes complete with an ancillary kitchen and washroom, offering an exceptional space for entertaining during the warmer months, whether hosting garden parties or enjoying tranquil evenings outdoors.

Upstairs in the second dwelling, the character continues with three generously sized double bedrooms, two of which benefit from stylish ensuite bathrooms, ideal for guests or family members seeking privacy and comfort. The main house bathroom serves the third bedroom and is a real showstopper in its own right, featuring a walk-in shower and a luxurious sunken bath, offering a spa-like retreat within the home.

Outside, the farmhouse is set within around five acres of glorious, established grounds. Mature trees, rolling lawns, floral borders and open spaces create an idyllic outdoor setting, perfect for those seeking peace and seclusion. Whether you are looking for a property to accommodate equestrian pursuits, expand a growing family or simply enjoy a more serene pace of life, this magnificent home offers unrivalled potential. The optional additional land, available by separate negotiation, further enhances the property's appeal, offering scope for further development or agricultural use.

Rarely does a property of such scale, character and potential come to market in this sought-after location. Combining privacy, charm and extensive accommodation with easy access to the amenities and transport links of Guiseley and beyond, this exceptional farmhouse must be viewed to be fully appreciated.

The barns, land and outhouses to the rear are not being sold with the property as they will soon be demolished to make way for three new dwellings to be built. Full details of the planning application available through the branch. The seller would consider selling the farmhouse and development for a total price of £2,350,000.

## Features

• MAGNIFICENT PERIOD FARMHOUSE • AROUND FIVE ACRES OF LAND WITH OPTION OF MORE BY SEPARATE NEGOTIATION • SOUGHT AFTER LOCATION • PERIOD FEATURES THROUGHOUT • PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE CARS • CLOSE TO HIGHLY REGARDED SCHOOLS • EXCELLENT TRANSPORT LINKS • VAULTED WINE CELLAR AND WINE TASTING ROOM • PLANNING PASSED FOR CONSTRUCTION OF THREE NEW DWELLINGS WHICH THE OWNER WOULD SELL WITH THE FARMHOUSE FOR A TOTAL PRICE OF £2,500,000. • FLEXIBLE AND VERSATILE ACCOMMODATION