



## White Acre, Skipton Road, Silsden, BD20 9DA

Asking Price £499,950

- NO UPPER CHAIN
- PRIVATE DRIVEWAY WITH AMPLE PARKING
- WELL-ESTABLISHED FRONT GARDEN
- DOWNSTAIRS SHOWER ROOM
- EXCELLENT VIEWS
- EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME
- DETACHED DOUBLE GARAGE
- WELL-EQUIPPED BREAKFAST KITCHEN
- POTENTIAL TO EXTEND INTO LOFT SUBJECT TO RELEVANT CONSENTS
- HIGHLY SOUGHT-AFTER LOCATION

# White Acre, Skipton Road, Silsden, BD20 9DA

We are delighted to present to the open market this exceptional four-bedroom detached family home. Originally purchased over 50 years ago from the neighbouring property's orchard, the current owners carefully designed and built what is now known as White Acre. This substantial home occupies a generous plot and, while it would benefit from some modernisation, offers a rare opportunity to acquire a truly individual property in one of the most sought-after locations in the town.



Council Tax Band: G



## PROPERTY DETAILS

Wilman and Lodge are delighted to present to the open market this exceptional four-bedroom detached family home.

Originally purchased over 50 years ago from the neighbouring property's orchard, the current owners carefully designed and built what is now known as White Acre. Lovingly conceived with both family life and entertaining in mind, this substantial home occupies a generous plot and, while it would benefit from some modernisation, offers a rare opportunity to acquire a truly individual property in one of the most sought-after locations in the town.

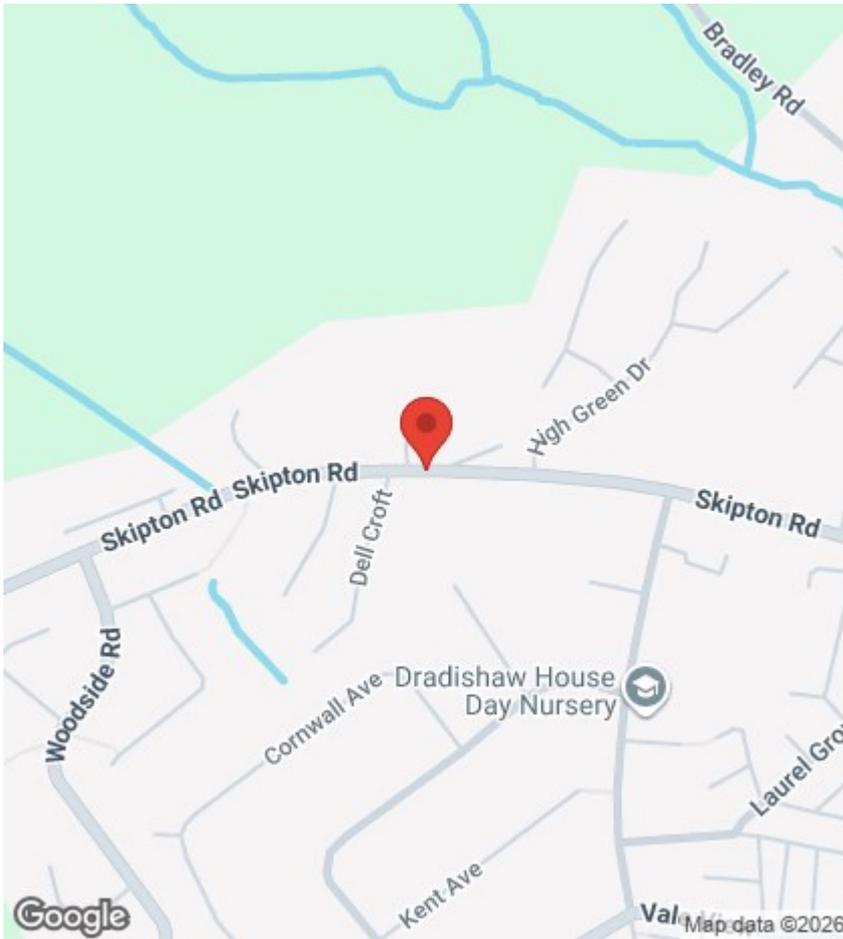
Step inside through the front door, flanked by elegant, glazed panels, into a spacious entrance hall featuring an open return staircase leading to the first floor. A walk-in cupboard provides practical storage and double doors open into a superb sitting room. Here, a large picture window floods the room with natural light while offering uninterrupted views of the garden. The attractive fireplace, with a recessed gas fire, creates a welcoming focal point and a charming porthole window. To the right of the entrance hall, a generous dining room awaits, ideal for family gatherings or entertaining guests. Adjacent is a well-equipped breakfast kitchen and a convenient downstairs shower room, the rear hall, providing access to the back garden and also access to a versatile room which could be used as a fifth bedroom, office or snug completing the ground floor accommodation.

Upstairs, a half landing is graced with a large picture window at the rear, offering pleasant views over the surrounding landscape. The main landing provides access to loft space beneath a traditional pitched roof, which, subject to the relevant consents, could be converted to provide additional living accommodation. The master bedroom enjoys stunning views and fitted wardrobes, while three further double bedrooms each benefit from lovely outlooks. A spacious four-piece family bathroom completes the first-floor layout.

Outside, White Acre is approached via a private driveway leading to the rear of the property, providing ample on-site parking and a detached double garage. The front garden is a delightful mix of lawn, paved patio seating areas, mature blossom trees and well-established shrubs, creating an attractive and private setting.

Positioned at the top end of Skipton Road, White Acre sits among a row of prestigious, highly individual homes. The property is within easy walking distance of Silsden town centre, known for its vibrant atmosphere, diverse amenities, recreational facilities, excellent schooling and convenient commuting links.

For those seeking a substantial family home in a prestigious area, with scope to personalise and modernise, White Acre represents an exceptional opportunity.



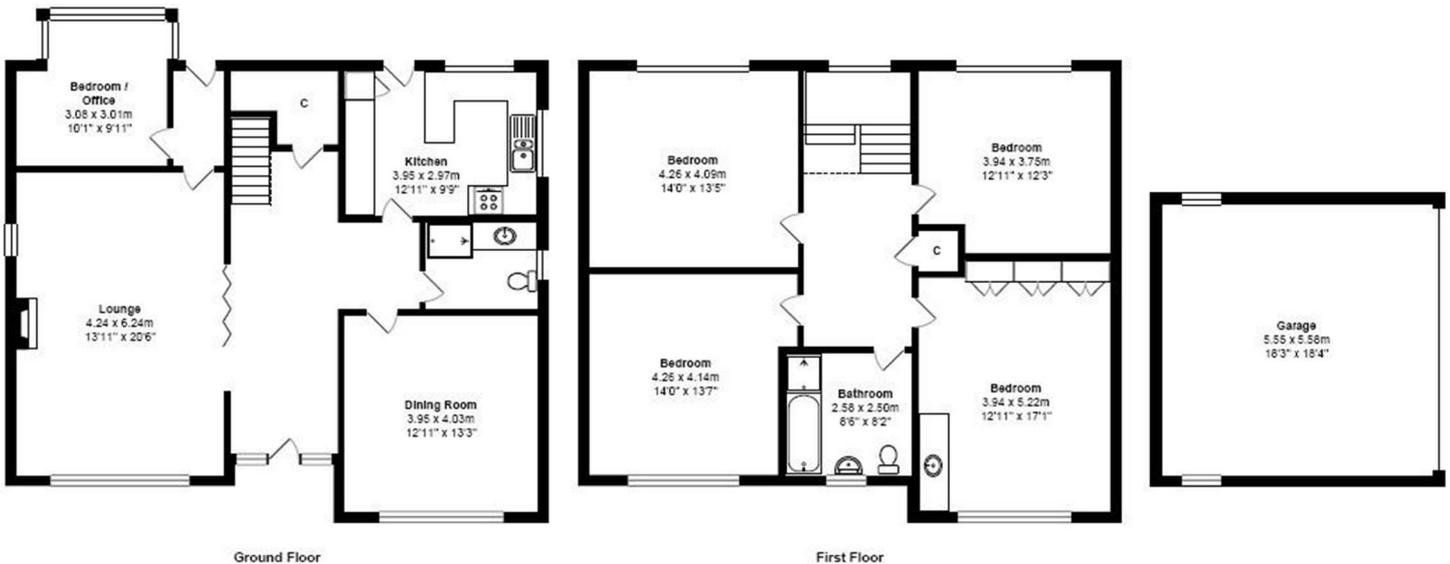
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

D

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>			77
(55-68) <b>D</b>		59	
(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	



Total Area: 216.0 m<sup>2</sup> ... 2335 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only