






THE OLD PIGGERY, HUNGER HILL ROAD, MIDDLETON

Ilkley, LS29 0DW



AN EXCEPTIONAL NEWLY CONVERTED BARN

Reception Hall • Inner Hall • Dining Kitchen • Living Area • W.C. • Four
Double Bedrooms • Three Bath / Shower Rooms • Utility Room •
Dressing Area • Detached Double Garage • Landscaped Gardens • Off
Street Parking with EV Charging

			EPC
4	3	1-2	TBC

Local Authority: North Yorkshire Council

Council Tax band: TBC

Tenure: Freehold



THE PROPERTY

An exceptional newly converted barn offering beautifully appointed contemporary accommodation, set within a generous plot of approximately half an acre with landscaped gardens, expansive views and a superb semi rural setting close to local amenities.

The Old Piggery is the largest of an exclusive development of three sympathetically converted barns and has been thoughtfully designed to combine contemporary living with high quality materials and exceptional attention to detail throughout.

The accommodation is arranged over two principal levels and offers an excellent degree of versatility. The ground floor is introduced via a covered entrance leading into a striking reception hall, featuring a vaulted ceiling and a beautiful oak staircase. An inner hallway flooded with natural light provides access to three generous double bedrooms, each enjoying sliding glazed doors opening onto the gardens. One bedroom benefits from a stylish en suite shower room, while a luxurious house bathroom serves the remaining bedrooms. A well appointed utility room completes this level.





THE PROPERTY

The upper ground floor forms the main living space and is designed to take full advantage of the elevated position and outstanding views. A spacious and light filled landing offers the flexibility to accommodate a study or reading area and leads through to the heart of the home.

The dining kitchen is an impressive open plan space, fitted with an extensive range of contemporary units with quartz work surfaces and a large central island with breakfast bar. High quality integrated appliances are complemented by pantry storage and additional under eaves space, while the adjoining dining area is ideal for both family life and entertaining.

The living area is equally impressive, featuring exposed beams and dual aspect glazing that frames far reaching countryside views. Sliding glazed doors open onto an elevated paved seating area, creating a seamless connection between indoor and outdoor living.

The principal bedroom suite provides a private and luxurious retreat, enjoying sliding glazed doors opening onto a south facing lawned garden. This suite is enhanced by a dressing area and a beautifully appointed en suite bathroom, complete with a free standing bath, walk in rainfall shower and roof lighting.

The property benefits from oil fired central heating and is finished to an exceptionally high standard throughout.





EXTERNALLY

The Old Piggery stands within a superb plot extending to approximately half an acre, offering a wonderful sense of space and privacy. The gardens surround the property on three sides and are predominantly laid to lawn, interspersed with a variety of paved seating areas ideal for outdoor dining and entertaining.

Traditional dry stone walls define the boundaries and complement the rural setting, while the elevated position ensures outstanding views can be enjoyed from multiple aspects.

A detached double garage provides excellent storage, and a gravelled driveway offers ample off street parking for several vehicles, incorporating EV charging facilities.

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 Old Piggery occupies an elevated and highly attractive position at the top of Hunger Hill, within the small and exclusive hamlet of East Moor. Situated amidst open countryside, the property enjoys stunning panoramic views across rolling hills in all directions.

Despite its rural setting, the property is conveniently located for access to nearby villages and market towns, with a range of amenities, schooling and transport links readily accessible. The surrounding countryside provides an abundance of walking routes, outdoor pursuits and opportunities to enjoy the natural landscape directly from the doorstep.





The Piggery, Hunger Hill Road, Middleton, Ilkley

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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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