| Denton | Ilkley | LS29 0HH

Asking price £1,375,000

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Church Farm

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Dating back to 1709, Church Farm is rural luxury - A substantial 4 bedroom, 2 bathroom residence. Never has the phrase “an outstanding home” been more accurate than in the case of Church Farm House.

Painstakingly renovated and thoughtfully extended, this sprawling property offers beautifully presented stylish accommodation arranged over three floors and features a breathtaking solid oak-framed glamorous entertaining space in the form of a garden room that enjoys a south westerly aspect.

Neighbours with the exclusive Denton Reserve, Church Farm House has far-reaching, breath-taking views over Denton Reserve and Hall with its 2,500 acres of Yorkshire countryside. Denton is a hamlet and is situated 1 mile North East of Ilkley, beyond the River Wharfe. Home to Denton Reserve and Grade 1 listed Denton Hall. The beautiful, exclusive hamlet provides access to charming countryside walks. Ilkley is in close proximity for high class shopping and an abundance of independent restaurants and cafes. Historical Ilkley again voted The Sunday Times Best Place To Live 2025. From Ben Rhydding Station there are frequent services throughout the day into both Leeds and Bradford. There are regular onward connections to London Kings Cross. Leeds Bradford International Airport is 9 miles away.

- Handsome Stone Built Grade II Listed Farmhouse Dating back to 1709
- Four Double Bedrooms and Two Bathrooms
- Rare Opportunity In Highly Regarded Hamlet Location
- No Chain
- Beautifully Renovated To A Superb High Standard Throughout
- Separate Detached Sizeable Annexe
- 5min drive to Ilkley and Ben Rhydding Train Station

With oil fired central heating the accommodation comprises:

Ground Floor

Reception Hall

22'10 (max) x 6'7 (max) (6.96m (max) x 2.01m (max))

An inviting reception hallway with wood panelling and exposed beams. Leading to restored original rustic stone spiral staircase with hand made bespoke brass and iron bannister lead to the first floor and cellar.

Snug

14'10 x 13'1 (4.52m x 3.99m)

Featuring beams to ceiling, original restored exposed stone chimney breast, stone hearth housing a Charnwood multi fuel burning stove. A window seat provides an outlook through the wisteria to the south facing terrace and seating area.

Dining Kitchen

27'10 x 11'5 (8.48m x 3.48m)

Dining Area measuring 14'9 x 11'5

This spacious dining area has an impressive over sized original restored stone open fireplace. Original exposed beams to ceiling and neutral stone toned floor tiles run throughout the space.

Kitchen measuring 11'9 x 11'2

The handmade bespoke kitchen by renowned local company Eastburn brings together a marriage of Pippy Oak and Painted Farrow & Ball Sulking Room Pink, with a wide range of solid wood Shaker cabinetry. The Pippy Oak side board houses the full compliment of high quality, Neff integral appliances including electric oven, microwave combination oven, warming drawer, larder freezer, larder fridge, dishwasher and wine cooler. Solid oak worktops incorporating 5 ring Induction hob and double extractor over. A Belfast sink with Quooker tap and finished with Perrin & Rowe bridge mixer tap.

Outer Glass Hallway

19'6 x 4'1 (5.94m x 1.24m)

Connecting the original Farmhouse to the new garden room. Three large solid oak framed windows allow an abundance of light. A door leads out to the gardens and parking area, making the inner hall the prefect entrance following muddy dogs walks. With underfloor heating and neutral toned floor tiles running along the corridor into the garden room.

Inner Reception Hall

16'2 (max) x 8'10 (max) (4.93m (max) x 2.69m (max))

Again with underfloor heating and neutral toned floor tiles the inner reception hall includes a utility cupboard housing the washing machine and dryer and built in shaker cabinetry from Eastburn. A separate cloak room with Burlington heritage wall mounted hand wash basin and W.C. A bank of Shaker recessed store cupboards ideal to house coats, shoes and cleaning equipment. A solid oak framed glazed door leads out to the parking area while a sliding solid oak barn door reveals.

Garden Room

23'10 x 14'5 (7.26m x 4.39m)

A sensational private entertaining space that is glazed to two elevations, enjoying a South Westerly aspect and over look and leads out with French doors to the manicured lawned gardens and terrace. The space has impressive solid oak beams and stone flagged underfloor heating.

Cellar

11'11 x 9'1 (3.63m x 2.77m)

Having natural light via the serving hatch window to the rear elevation. The original stone keeping shelf is still in place and would make the perfect wine cellar.

First Floor

Bathroom

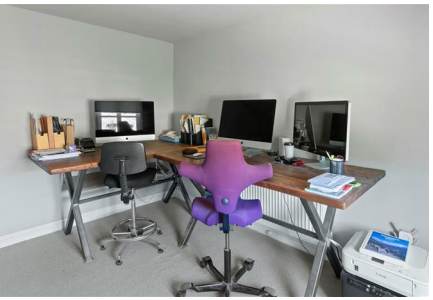
11'7 x 9'0 (3.53m x 2.74m)

Positioned off the half landing a luxurious relaxation space. A heritage Burlington pedastool hand wash basin and high suite W.C is finished with a beautiful silver & black Witt and Berg freestanding roll top bath. The cast iron radiator and herringbone flooring finish this stylish space.

Principal Bedroom

22'3 x 11'5 (6.78m x 3.48m)

This light and airy master suite with dual aspect over Denton Reserve. A range of his and hers walk in wardrobes with motion sensor lighting.



En Suite

11'7 x 5'4 (3.53m x 1.63m)

Beautifully appointed and comprising double walk in shower with Burlington shower and glass screen. Bespoke vanity unit created by Eastburn housing hand wash basin and granite top, W.C, heated towel rail and herringbone flooring.

Bedroom

14'11 x 12'11 (4.55m x 3.94m)

A second sizeable double bedroom, benefitting from southerly aspect and windows to the front and side elevations that provide an outlook across the gardens.

Bedroom

11'8 x 9'1 (3.56m x 2.77m)

A third double bedroom, including a recessed store cupboard and window to rear elevation. Currently used as an office.

Landing

With a walk-in linen cupboard.

Second Floor

Bedroom

29'0 x 19'6 (max) (8.84m x 5.94m (max))

A flexible, generous open-plan space that could be reconfigured as two separate bedrooms. Currently serving as a double bedroom, gym and study space featuring bespoke Eastburn sliding wardrobes across the whole recess. Exposed original beams and three conservation velux windows.

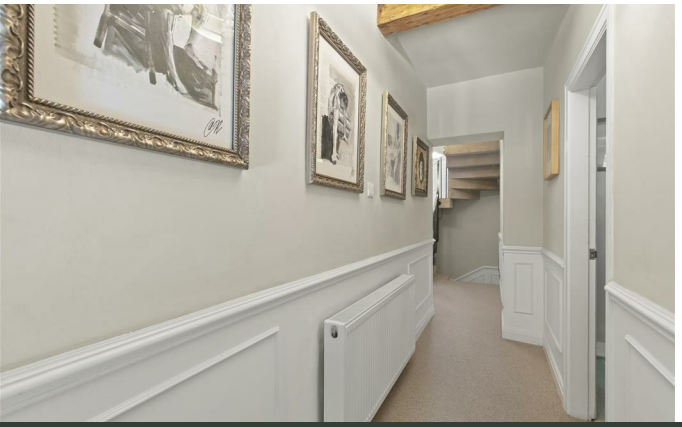
Outside

Gardens

A standout feature of Church Farm, the creatively landscaped grounds include a level of formal lawn and three terraces with seating areas that offer the ideal space for entertaining. The oil tank and boiler are located within the boundaries of the property. Church Farm benefits from far reaching scenic views over Denton Reserve from the drinks terrace.

Store

Light, power and flagged stone flooring with under floor heating.



Annex

20'5 x 18'10 (6.22m x 5.74m)

Currently utilised as a studio, this versatile space is large enough to function in various different ways. Including a wood burning stove, two electric panel heaters and large boarded loft and two sets of French doors.

Parking

The property is approached via a gravel driveway and double electric gates. There is parking for several vehicles on the gravelled parking area beyond the gates.

Tenure

Freehold - Grade II Listed - Mains Drainage.

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

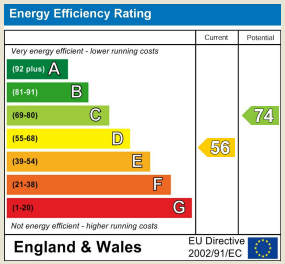
The mobile signal/coverage in this area can be verified via the following link: https://checker.ofcom.org.uk/en-gb/mobile-coverage

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.

Rural luxury - An incredible attention to detail ensures Church Farm provides accommodation of the highest order throughout.



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