

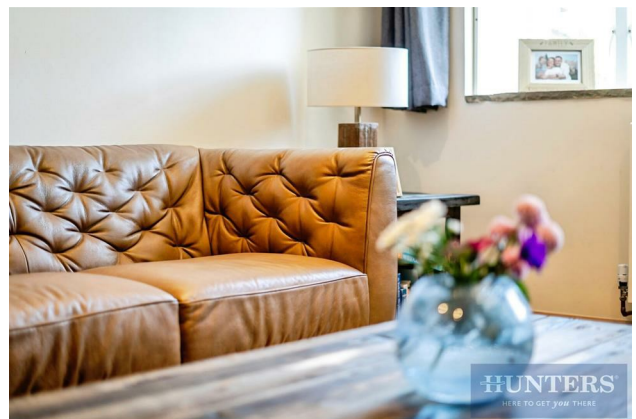
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Owl Barn 33 Lamb Springs Lane, Esholt, Shipley, BD17 7QY

Asking Price £835,000

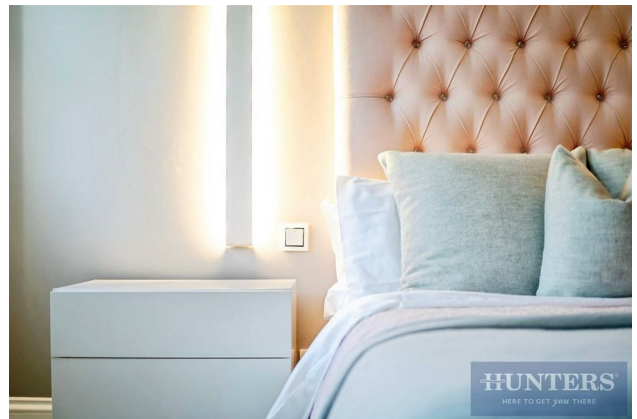
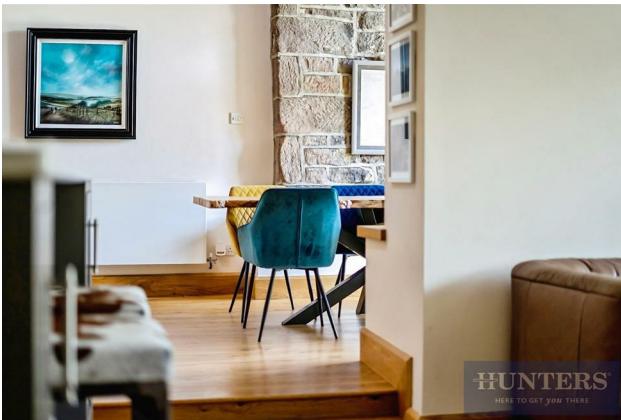
Property Images



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Property Images



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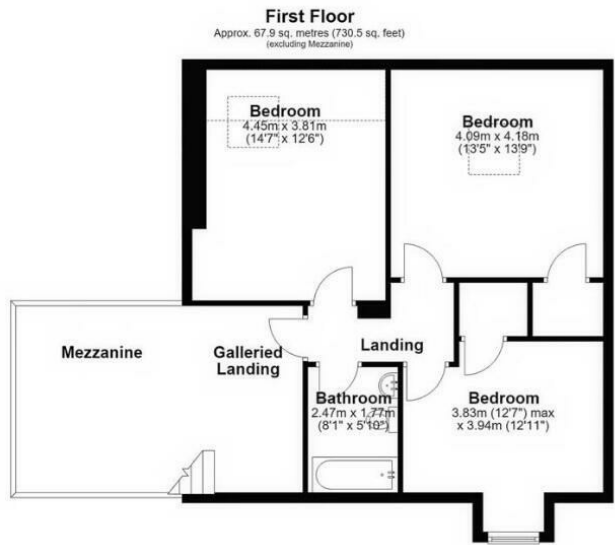
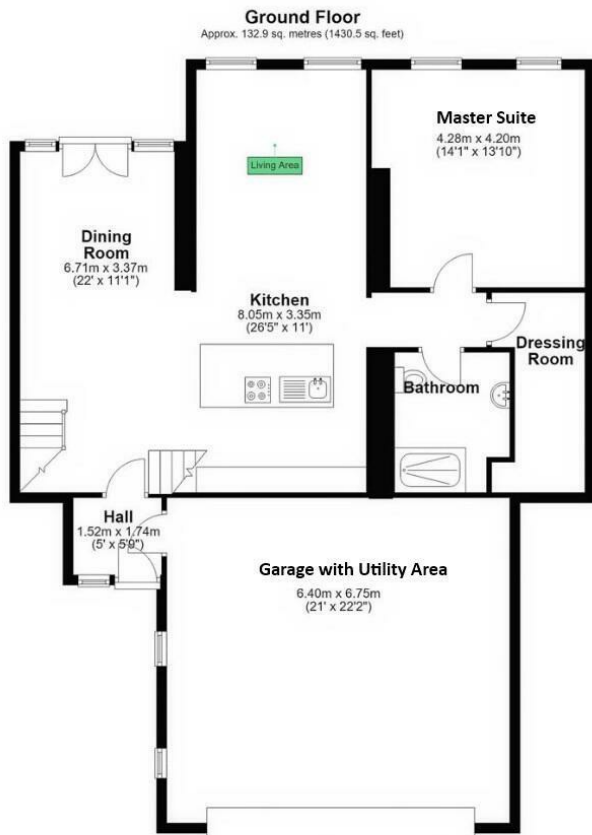
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Total area: approx. 200.8 sq. metres (2161.0 sq. feet)

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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Barn Conversion Beds: 4 Bathrooms: 2 Receptions: 1
Tenure: Freehold

Dating back to circa 1800, this outstanding stone barn conversion seamlessly combines period character with contemporary luxury, occupying an enviable position within the picturesque village of Esholt. Set on the edge of Hollins Hall Golf Course, the property enjoys an exceptionally peaceful and private setting, surrounded by beautiful Yorkshire countryside, whilst remaining just minutes from excellent local amenities, transport links and highly regarded schools. It truly offers the best of both worlds.

Approached via a private driveway providing parking for four vehicles, alongside a substantial double garage offering space for two additional cars, this impressive home immediately showcases the quality of its craftsmanship. Inside, a magnificent bespoke Jarrods oak staircase forms the centrepiece of the home, complemented by premium oak flooring supplied and fitted by Machells, renowned for their work on prestigious developments including the Winston Churchill Apartments.

The heart of the property is the spectacular open-plan living, dining and kitchen space, designed perfectly for modern family life and entertaining. Flooded with natural light beneath vaulted ceilings with exposed beams, the room effortlessly blends the character of the original barn with stylish contemporary finishes. The beautifully appointed kitchen, installed approximately six years ago, features integrated appliances including a fridge freezer and dishwasher, while a separate utility room within the garage provides valuable additional practicality.

The accommodation extends to four generous double bedrooms and two well-appointed bathrooms, including a luxurious ground floor bathroom benefitting from underfloor heating. A replacement boiler, installed less than three years ago together with numerous new radiators, ensures efficient and reliable heating throughout the home.

Externally, the south-facing garden provides a wonderfully private outdoor sanctuary, with no overlooking neighbours and an abundance of sunshine throughout the day. Beyond the property's boundary, across the private lane, lies an additional grassed area offering exciting potential for vegetable beds, landscaped seating or further outdoor enjoyment.

Nature lovers and outdoor enthusiasts will be captivated by the surrounding environment. Deer, rabbits and pheasants are regularly spotted from the property, while nearby public footpaths provide direct access to Baildon Moor, Ilkley Moor and countless countryside walks. A pleasant stroll also leads into the charming village of Esholt, renowned for its character, pubs and riverside walks. For those seeking leisure facilities, Hollins Hall Hotel, Golf & Country Club—with its swimming pool, spa, sauna and fitness facilities—is just a short walk away via the golf course path.

Further benefits include two loft storage areas within the house, an additional loft above the garage, and exciting potential to convert the double garage (subject to any necessary permissions), creating further accommodation whilst enjoying uninterrupted views across the golf course towards Baildon Moor.

Offering a rare combination of history, quality, privacy and lifestyle in one of the area's most desirable semi-rural locations.

Features

- 4 spacious bedrooms • 2 modern bathrooms • Charming barn conversion • Historic 1800 build • Located on Esholt Golf Course • Close to local amenities • Easy access to transport links • Ideal family home • Viewing recommended • Peaceful rural setting