



Cocking Lane | | Addingham | LS29 0QG

Asking price £2,500,000

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Trusted Estate Agents

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The sale of Reynard Ing presents a rare opportunity to acquire a beautifully restored farmhouse and detached cottage, sympathetically renovated in 2010 and surrounded by rolling green pastures. Enjoying an enviable east-facing position, the property benefits from breathtaking, uninterrupted 360-degree countryside views.

Located just a 10-minute drive from the centre of Ilkley, Reynard Ing is ideally situated for families seeking the tranquillity of rural living while remaining within easy reach of excellent local schools and an efficient rail service, providing convenient access to surrounding towns and cities.

Set within approximately 5.31 acres, the principal farmhouse has been imaginatively restored to create an exceptional family home, complemented by delightful gardens and grounds. The property also includes a detached one-bedroom cottage, offering versatile accommodation that is ideal for staff, a dependent relative, returning students, or guest use. The cottage currently operates as a successful holiday let, providing an attractive additional income opportunity.

The principal residence, which is believed to date from about 1750, extends to about 3,274 square feet and is centred around a magnificent open plan living area overlooked by a galleried landing. There are two principal reception rooms together with a snug and study on the ground floor. At first floor level there are four bedrooms, two with en suite facilities, and a house bathroom. A large roof void above the garage provides excellent storage and scope to create additional living accommodation.

Approached via a tree-lined driveway, the property is welcomed by a spacious forecourt providing extensive off-road parking. Set within beautifully landscaped quintessential English gardens, it features a rare row of historic bee boles, while patios and terraces offer private spaces for outdoor relaxation. Adjoining the house is a wildflower-rich paddock, creating a haven for wildlife.

- Stunning Renovated Listed Farmhouse
- Additional Detached One Bedroomed Cottage
- Four Reception Rooms
- Outstanding 360 degree Views
- Garaging For 3 Cars & Extensive Courtyard Parking
- Superb Rural Setting Amidst Approx Five Acres
- Exceptional Farmhouse Living Kitchen
- Four Bedrooms & Three Bathrooms
- Beautiful Landscaped Garden
- Option To Purchase Adjoining 40 Acres





GROUND FLOOR

Main entrance and hallway

9'10" x 4'10" (3.00m x 1.47m)

A solid oak entrance door gives access to the entrance hallway, limestone floor and recessed spotlights. Leading to the kitchen;

Cloakroom

A wash basin and a heated towel rail. Separate low suite wc. Recessed spotlights.

Farmhouse Kitchen

32'6" x 19'2" (9.91m x 5.84m)

A hugely impressive open plan living space overlooked by a galleried landing with exposed beams and roof trusses. This bright and airy space incorporates a large glazed window looking over the charming cottage garden with views down the valley towards Ilkley. To the rear elevation a pair of glazed doors open onto a sun filled courtyard garden with entertainment space and views across the meadow. There is a generous living area with ample space to accommodate a large dining table. The kitchen fitted by Secret Drawer of Ilkley provides an extensive range of high quality fitted base and wall cupboards with granite work surfaces and an inset stainless steel sink. Matching dresser and island unit with a breakfast bar. Integrated appliances include an induction hob, griddle, double oven, fridge, freezer and dishwasher. Generous fitted larder cupboard.

Drawing Room

19'6" x 16'3" (5.94m x 4.95m)

An elegant and spacious room. Windows to three sides and an exposed roof truss.

Snug

13'3" x 9'1" (4.04m x 2.77m)

South facing double doors lead onto the patio and cottage garden. Beamed ceiling.

Sitting Room

18'11" x 13'5" (5.77m x 4.09m)

A traditional stone fireplace with a raised hearth and a wood burning stove. Feature beehive oven. Beamed ceiling and oak door leading to the patio and garden.

Study

15'11" x 8'11" (4.85m x 2.72m)

Extensive bespoke fitted bookshelves provide stylish, practical storage, complemented by recessed spotlights and a characterful beamed ceiling.



Boot Room

15'7 x 7'8" (4.75m x 2.34m)

Accessed directly from the driveway, this practical boot room also provides internal access to the double garage. It features bespoke built-in bench seating with boot storage beneath and hanging space above, handcrafted by Secret Drawer. A stable-style door opens onto the rear courtyard garden.

Laundry

10'6" x 7'11" (3.20m x 2.41m)

A stainless steel sink unit and fitted cupboards. Plumbing for a washing machine.

FIRST FLOOR

Galleried Landing

An impressive open space overlooking the kitchen area and having exposed roof trusses. Two Velux rooflight windows. Fitted bookshelves.

Principal Bedroom

23'0" x 13'9" (7.01m x 4.19m)

Fitted wardrobes. Exposed beams and recessed spotlights. Windows facing to both the east and south enjoying impressive views.

En Suite Bathroom

A beautifully appointed Secret Drawer designed bathroom, featuring a spacious walk-in shower, vanity unit, panelled bath, and concealed cistern WC. Exposed beams, a Velux rooflight, recessed spotlights, and a heated towel rail complete this elegant space.

Bedroom

13'1" x 10'2" (3.99m x 3.10m)

A double bedroom with exposed beams and recessed spotlights.

Bedroom

12'6" x 11'9" (3.81m x 3.58m)

A double bedrooms with a Velux rooflight and recessed spotlights.

Bathroom

With an attractive window feature created from the original dovecote. Panelled bath, tiled shower cubicle, low suite wc and a wash basin in a polished limestone surround. Recessed spotlights and a ceramic tiled floor.

Guest Bedroom Suite

Comprising:

Dressing Area

7'9" x 4'3" (2.36m x 1.30m)

Comprising recessed wardrobes and a linen cupboard.



Bedroom

14'9" x 10'10" (4.50m x 3.30m)

A further double bedroom with windows to two sides enjoying views over the meadow and a Velux rooflight window. Exposed beams.

En Suite Bathroom

Comprising a panelled bath in a tiled surround, pedestal wash basin, low suite wc and a tiled shower cubicle. Heated towel rail. Velux rooflight window.

Store Room

26'6" x 24'4" (8.08m x 7.42m)

Accessed from the dressing area is a large store room which also has access from the garage below via a folding ladder. This spacious area is considered to have potential for conversion to additional living space, subject to obtaining any necessary approvals.

OUTSIDE

Double Garage

26'6" x 24'3" (8.08m x 7.39m)

With twin electrically operated up and over doors. There is a gardener's toilet and a plant area housing the ground source heat pump unit. Useful Belfast sink. Slingsby ladder giving access to the store room.

Services

The property has a mains electricity supply. Heating is provided by a ground source heat pump which is serviced annually. Drainage is to a modern septic tank which was installed in 2025. The property has a spring water supply with a UV filter.

Additional Garage/Garden Store

23'0" x 13'2" (7.01m x 4.01m)

With an electrically operated up and over door and a further side door. Log store.



Grounds

Reynard Ing is approached from Cocking Lane by a long tree lined driveway which leads to a large resin forecourt giving access to the principal house, the detached cottage and garaging and provides extensive additional parking.

Reynard Ing stands within grounds extending to 5.36 acres including a paddock and a beautiful cottage garden surrounding the property. This quintessential English garden is enclosed by stone walling and has stone terraces on the east and southern sides. The views down the valley and towards Ilkley Moor are exceptional. An unusual feature is the range of rare eighteenth century bee boles at the south western corner of the building. There is also a greenhouse.

Additional Land

Reynard Ing is offered for sale as two lots. The quoted guide price is for the house, cottage and land shown in pink on the plan included within these particulars and extends to about 5.31 acres. The buyer of the house will have the option to acquire an additional adjoining land holding, shown in blue on the plan, by separate negotiation. This additional land extends to about 39.96 acres.

Council Tax

City of Bradford Metropolitan District Council Tax Band E

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.



Approached by a tree lined drive and with a large forecourt providing extensive off road parking, the property stands within a beautifully landscaped quintessential English garden.





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.

Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

DETACHED COTTAGE

Accessed from the principal courtyard is a delightful stone cottage offering beautifully presented surplus accommodation. The property, which has operated as a very successful holiday rental in recent years, would be ideal for a dependent relative, returning students or use as the ultimate 'work from home' office. The accommodation briefly comprises:

Entrance Vestibule

Leading to:

Sitting Room

14'4" x 13'10" (4.37m x 4.22m)

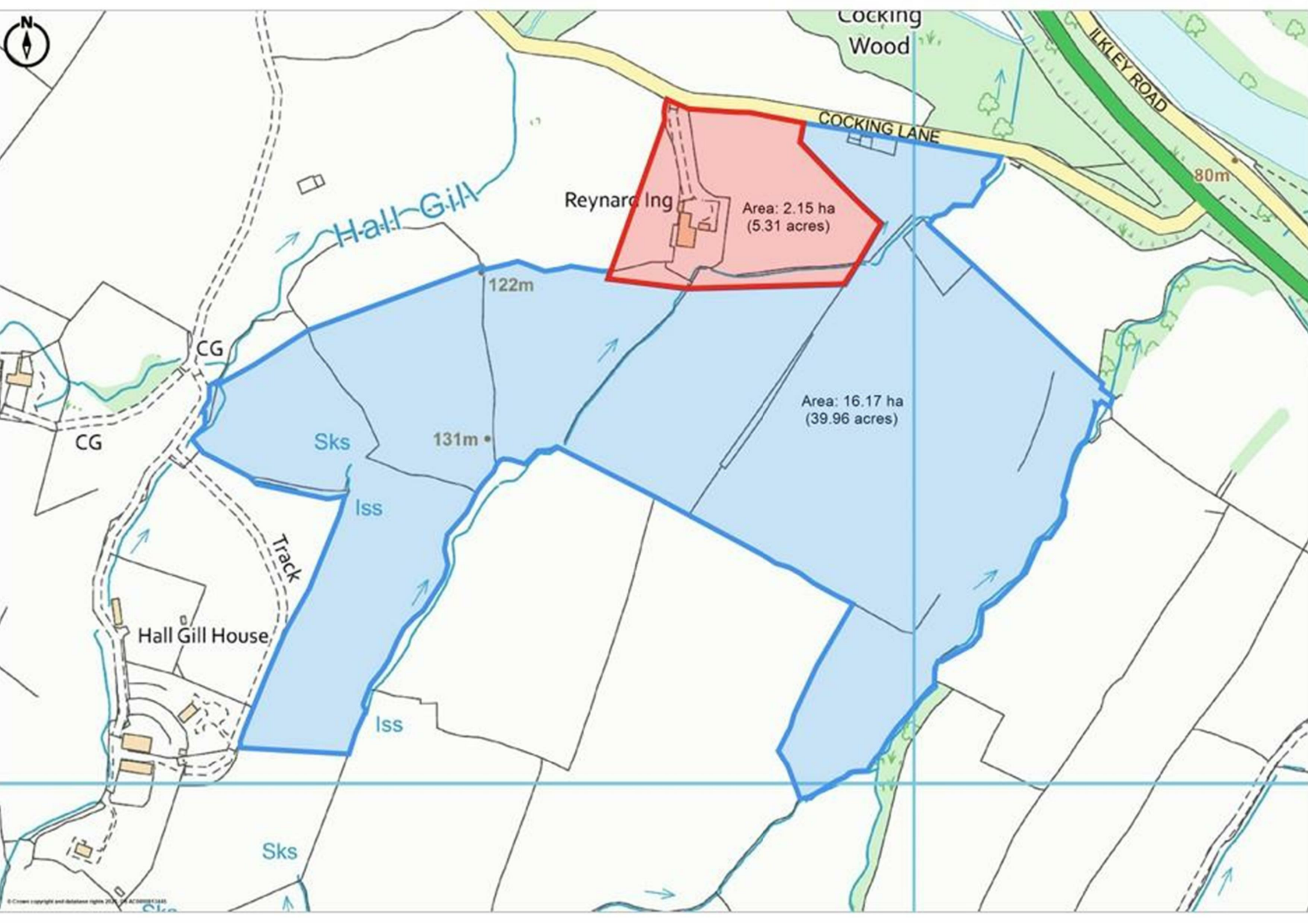
Kitchen

11'2" x 4'9" (3.40m x 1.45m)

Bedroom

11'0" x 8'4" (3.35m x 2.54m)

Shower Room





All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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