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NEAR WOODSIDE FARM

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*Kildwick*

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## Where The Landscape Leads

There is a quiet shift in pace as you arrive at Near Woodside Farm. Electric gates open onto a gravelled driveway, where the stone façade sits against uninterrupted countryside stretching as far as the eye can follow. Set on the edge of the village of Kildwick, this detached barn conversion dating from 1842 has been thoughtfully reimagined, preserving its heritage while shaping it for modern living. Extending across approximately five acres, the grounds further enhance the sense of space and seclusion that defines the setting. The setting offers a rare balance. Rural in feel, with far-reaching views and a strong sense of calm, yet just a stone's throw from both Skipton and Ilkley. A welcoming community defines the area, neighbours who look out for one another, making this a place the current owners will leave with genuine reluctance.





## A First Impression That Holds Its Own

The entrance hall sets a confident tone. A pitched ceiling creates volume, while teal-painted walls add depth against exposed structural lines. Dark natural stone tiles run underfoot, continuing throughout the ground floor, supported by underfloor heating across the entire downstairs. An open-tread oak staircase rises ahead, introducing warmth through natural timber. A WC and separate utility room sit discreetly to one side, ensuring everyday practicality without interrupting the flow.



*Near Woodside Farm*



## Gathered Evenings & Quiet Corners

The main living room centres on a stone fireplace, where a multi-fuel stove sits beneath an impressive timber mantle. Exposed stone walls are paired with patterned wallpaper, creating a layered backdrop, enhanced by integrated ceiling speakers. Large-format tiled flooring continues underfoot. French doors, framed by glazing to the sides and above, open onto the garden, drawing in natural light and framing views across green fields that stretch as far as the eye can see. A separate study extends from this space, finished with painted walls and matching tiled flooring, with a rear-facing window set within a deep stone sill. It offers a quieter place to work or reflect, while remaining a flexible space suited to a large desk and seating, or easily adapted as a gym, den or additional guest bedroom.





## A Softer Place To Pause

The snug offers a more relaxed setting. Painted walls are framed by exposed stone window reveals, while a full wall of glazed windows with plantation shutters allows light to filter through with softness and control. Neutral carpet flooring introduces warmth underfoot, complemented by recessed lighting within a crisp white ceiling, creating a space equally suited to quiet mornings, evenings spent unwinding, or relaxed family time together.

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## The Rhythm Of Daily Life

At the centre of the home, the kitchen and dining space is both functional and inviting. The Eastburn kitchen features shaker-style cabinetry in a muted grey tone, set against dark work surfaces and a tiled splashback, with integrated Siemens dishwasher, De Dietrich microwave and Fisher & Paykel fridge freezer. Positioned to take full advantage of its setting, the kitchen enjoys spectacular views across the surrounding countryside, something the current owners have come to savour, whether cooking or pausing with a coffee. A black AGA forms the working heart of the space. Timber flooring runs throughout, introducing warmth and continuity. Set within the dividing wall, a restored heritage-style range cooker serves as a decorative feature, offering a subtle nod to the building's past.

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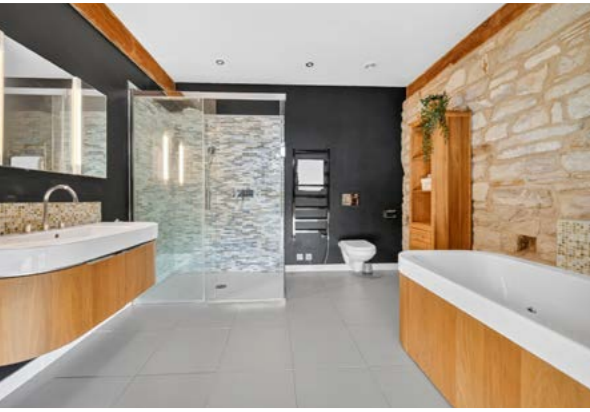


The dining area feels more intimate, with grey-green painted walls and a fireplace with multi-fuel stove. Generous proportions allow for a large feature dining table, ideal for both everyday dining and more considered occasions. Windows draw in natural light and maintain a strong connection to the garden beyond, where seasonal planting, carefully chosen flowers and a gentle water feature create a layered outlook. A boot room sits just beyond, fitted with cabinetry and space for laundry appliances, with a back door providing easy access to the garden. A secondary staircase rises from the dining space, adding both convenience and flexibility.



*“No matter what time of day it is, this is where we end up. It just draws everyone in without trying.”*





## A Space Above It All

The principal suite is defined by height and calm. A vaulted ceiling with exposed timber trusses creates volume, while neutral walls are complemented by a darker feature wall. Soft carpet flooring enhances comfort. The en-suite features exposed stone and painted walls, with large-format tiled flooring underfoot and underfloor heating. A walk-in shower with glass enclosure sits alongside a Jacuzzi bath, within a well-appointed Duravit bathroom. Integrated ceiling speakers complete the space.

*“There’s a calm up here you don’t really notice anywhere else.  
It’s the one place that always feels completely ours.”*





## Spaces That Evolve With You

The second suite continues the same balance of character and comfort, with a vaulted ceiling, exposed timber beam, light-painted walls and carpet flooring. A walk-in wardrobe adds practicality, while the ensuite features a freestanding bath, walk-in shower and tiled flooring within a Duravit bathroom, allowing the space to function beautifully as an impressive guest suite. Further bedrooms offer flexibility for family life, all well-proportioned double bedrooms with a strong sense of space.

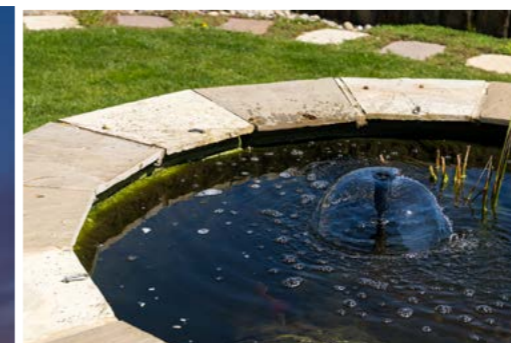


One features light green painted walls, contrasting trim, timber flooring and recessed lighting, with windows framing far-reaching countryside views. An adjoining room provides space for a playroom or dressing area. A shared reading nook sits between these rooms, creating a quiet corner.



An upper-level bedroom sits beneath a sloped ceiling with exposed beams and a rooflight, with fitted storage within the eaves and additional wardrobes, alongside carpet flooring. A shared Terrazzo bathroom serves this section, complete with bath, shower over, WC and wash basin. Separately, a final bedroom suite is positioned to enjoy easy access from the secondary staircase while remaining connected to the main landing. It features painted walls, an exposed timber beam, timber flooring and windows set within deep reveals, with its own Laufen en-suite comprising shower, WC and wash basin.





## Outdoors, Designed For Living

The gardens have been carefully landscaped to create a series of flowing spaces. Stone paving forms the structure, softened by planted borders and curved pathways. Pergolas, gravelled seating areas and patio seating spaces provide places to gather or retreat. A dedicated outdoor kitchen area forms a natural focal point for entertaining. At the centre of the lawn, a circular stone pond introduces a calming feature, home to koi carp.

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*“We’ve spent so much time out here, watching it grow and change. It’s hard to imagine not having this space anymore.”*

Lawned areas offer space to relax and play, enclosed by traditional stone walling. Beyond the formal gardens, approximately 4.5 acres of adjoining fields further enhance the sense of openness and connection to the surrounding landscape. Newly planted trees along the boundary will provide increased privacy over time, while the countryside beyond remains uninterrupted.



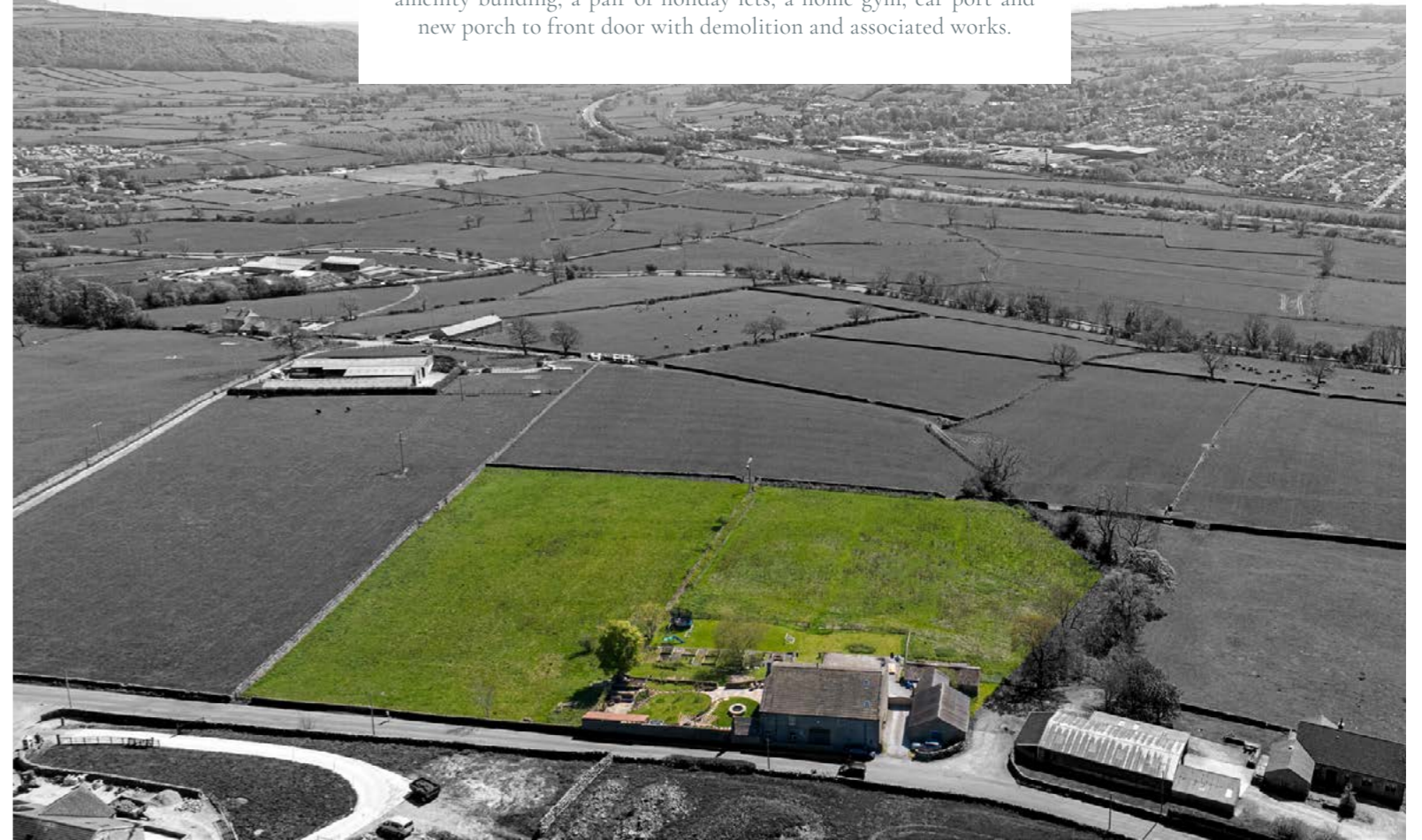
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# A Future With Possibility

Two further barns sit within the grounds, both with planning permission for conversion into holiday lets, offering potential for income or guest accommodation. Planning permission has also been granted for a new driveway and a three-bay car port with garage, providing further scope to enhance access and practicality. Near Woodside Farm is a home defined by its balance of heritage and modern living, where space, setting and thoughtful design come together with quiet confidence.



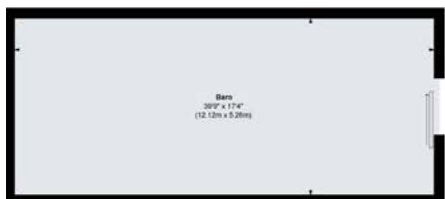
Planning permission (ref ZA24/25670/FUL) was granted on 17th May 2024 for construction of new vehicular access and drive, residential amenity building, a pair of holiday lets, a home gym, car port and new porch to front door with demolition and associated works.





**Approx. Gross Internal Floor Area**  
**Main House 4415 sq. ft / 410.15 sq. m**  
**Outbuildings 1637 sq. ft / 152.07 sq. m**  
**Total 6052 sq. ft / 562.22 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



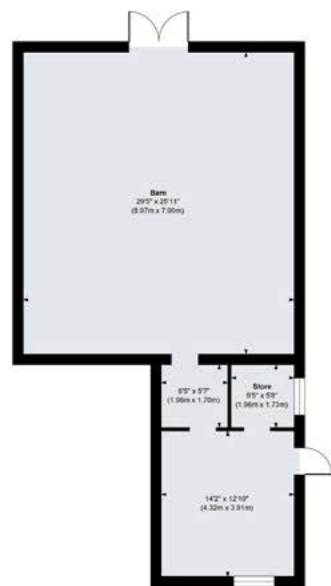
Outbuilding  
Approximate Floor Area  
854 sq. ft  
(79.75 sq. m)



Cellar  
Approximate Floor Area  
161 sq. ft  
(14.95 sq. m)



Second Floor  
Approximate Floor Area  
148 sq. ft  
(13.64 sq. m)



Outbuilding  
Approximate Floor Area  
863 sq. ft  
(81.33 sq. m)



Ground Floor  
Approximate Floor Area  
2266 sq. ft  
2106 sq. ft  
(214.94 sq. m)



First Floor  
Approximate Floor Area  
1889 sq. ft  
1764.42 sq. m)

## Finer Details

- Stone-built detached barn conversion
- 5 bedrooms
- 4 bathrooms
- 4 reception rooms
- South facing landscaped gardens with far reaching views
- Private driveway with electric gates
- Close to Ilkley & Skipton
- Granted planning permission for conversion of 2 barns
- Oil heating; private drainage and water; mains electric

## Where Do You Go When You Need...



### Schools

Primary: Kildwick C of E (15 min walk);  
 Silsden Primary (6 min drive)  
 Secondary: Ermysted's Grammar School &  
 Skipton Girls' High School (15 min drive);  
 South Craven School (8 min drive)



### Place to Eat

Coffee and Crumbs (2 min drive); Stefano's  
 Italian (5 min drive)



### Best Walk

There are so many lovely local walks, within  
 20 minutes you can be in Brontë moorlands,  
 close by there's Kildwick Crag & the Canal  
 towpath



### Pint of Milk

We get our milk delivered but there's Silsden  
 Co-op (2 min drive)



### Local Places of Interest

Bolton Abbey & Yorkshire Dales plus Ilkley,  
 Skipton & Haworth are all close by



### Takeaways

Purple Garlic Indian (4 mins drive); The  
 Trawlerman Fish & Chips (4 min drive)



### Local Pub

The White Lion (2 min drive); The Robin  
 Hood (5 min drive)



### Chemist

Silsden Pharmacy & Stone Pharmacy are  
 both 5 min drive



### Gym

By The Bridge & Cobydale Forge Gym are  
 both 5 min drive



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Near Woodside Farm, Skipton Road, Kildwick, BD20 9AB

 WHAT3WORDS: [///vegetable.stole.rebounder](https://www.what3words.com/vegetable.stole.rebounder)



To view Near Woodside Farm  
Call: 01423 225121  
WhatsApp: 07398 748511  
Email: [hello@mrandsrchild.com](mailto:hello@mrandsrchild.com)