



Lane House, Kit Lane, Silsden Moorside
Asking Price Of £699,950





Lane House

Kit Lane

Silsden Moorside

BD20 9HP

THE MOST BEAUTIFUL GRADE II LISTED FARMHOUSE TO HIT THE MARKET THIS YEAR. PACKED TO THE RAFTERS WITH CHARM AND CHARACTER THIS THREE BEDROOM FARMHOUSE SITTING IN JUST UNDER AN ACRE OF LAND ENJOYS BREATHTAKING VIEWS AND IS OFFERED TO THE MARKET WITH NO FORWARD CHAIN. PURPOSE BUILT HOME OFFICE SITUATED IN THE GROUNDS.

Lane House has been sympathetically restored and extended to make the most of the stunning views. A fabulous extended family dining kitchen with oak beams and an abundance of glass making it beautifully light. Three wonderful sitting rooms with working stoves and original features. Three generous sized bedrooms with en-suite and family shower room. A fantastic home office is situated in the rear garden perfect for today's modern buyer. Set in beautiful walled gardens with incredible views and a double detached garage with potential to develop further.



Silsden is a popular and thriving village with excellent local facilities including village shops, supermarket, two primary schools, churches, public houses, eateries and a golf club. Situated midway between Skipton, Ilkley and Keighley it is an ideal base for the Aire Valley commuter with Steeton & Silsden railway station nearby, offering regular services to Skipton and Bradford/Leeds, with connecting trains through to London Kings Cross.

Lane House is a wonderfully restored farmhouse with Ventrola refurbished sash windows throughout and gas fired central heating. Described in brief below using approximate room sizes:-

ENTRANCE HALL Accessed by the side entrance door into a welcoming entrance hall ideal for hanging coats and muddy boots.

SHOWER ROOM A really useful ground floor shower room with walk in shower cubicle, hand basin and low level W.C. Contemporary tiled walls and flooring.

DINING KITCHEN 28' 09" x 15' 07" (8.76m x 4.75m) The most stunning dining kitchen extended seven years ago with a fabulous oak beam and glass structure enjoying amazing views from every vista. A lovely and light space with solid oak flooring. Ample wall and base units in a cream gloss with oak work tops. An electric Aga management system Aga, breakfast bar with oak top and doors leading to the garden. A substantial peninsular giving further storage and oak work top. Large larder units with space for a large fridge freezer.

FAMILY ROOM 18' 01" x 13' 09" (5.51m x 4.19m) Leading from the dining kitchen is this delightful family room with large open multi fuel stove with oak lintel and stone hearth. Large window and door to rear gardens and open staircase to the first floor.

SITTING ROOM 18' 04" x 16' 09" (5.59m x 5.11m) This room is an absolute dream, wonderfully light with dual aspect windows, window seat and fixed shutters. A feature stone fire surround with open multi fuel stove with stone hearth and inset log store. Large room with a beautiful oak beam ceiling, tall wall mounted radiator and cast iron radiator.

SNUG 19' 0" x 13' 11" (5.79m x 4.24m) A fabulous further sitting room which would make an ideal teenage space or another office. With stone stairs leading to the first floor. A multi fuel stove with feature stone surround, exposed beams and fabulous dual aspect windows with lovely stone mullions. Inset alcove shelving and desk with complimentary built in cupboard with plumbing for a washing machine.

LANDING A lovely spacious landing area with feature arch window to the front of the property and access to the roof space.

MASTER BEDROOM 15' 03" x 14' (4.65m x 4.27m) A beautifully presented generous double bedroom with plenty of built in wardrobes. Feature stone fireplace and radiator. Picture sash window to enjoy the wonderful views.

EN SUITE A truly luxury en-suite bathroom with limed oak flooring and velvet window. Three piece suite consisting of a free standing bath with floor mounted free standing mixer shower tap, hand basin with large vanity unit and low level W.C. Access to the eaves storage area and housing the Veissmann boiler.

BEDROOM TWO 17' 0" x 14' 07" (5.18m x 4.44m) Max Another fabulous double bedroom with space for a dressing area/study space. Large picture window with incredible views and two wall mounted radiators. Original fireplace and beams.

HALF LANDING Steps down to a half landing area with cast iron hand rail and stone steps leading down to the snug. Exposed beams.

BEDROOM THREE 11' 08" x 9' 04" (3.56m x 2.84m) A beautiful bedroom with exposed beams and ample fitted wardrobes, wall mounted radiator and window over looking the garden.

SHOWER ROOM A large contemporary family shower room with fabulous walk in shower with ceiling mounted large rainfall shower head, hand basin and low level W.C. Modern grey tiled flooring, feature brick effect wall covering and exposed beams. A window to the front with fabulous stone mullions and a chrome heated towel rail.

OUTSIDE

HOME OFFICE A fantastic purpose built home office perfect for today's modern buyers who want the luxury home working experience. Large bi-fold doors make it a lovely and light space and means you can take the garden in with you. Fully equipped with WIFI and under floor heating.

BREEZE HOUSE Designed to suit all gardens and lifestyles, a Breeze House provides a versatile outdoor living area for alfresco entertaining, dining and relaxation.

GARAGE A detached double garage with potential to develop further with attached covered log store. With oak fronted double doors and light and power.

GARDENS The property is full enclosed by a wonderful Yorkshire stone wall and set in just under an acre of grounds with wooden electric entry gates with intercom system.

To the front of the property is a lawned area with established trees and shrubs. A resin finished large driveway providing ample parking and the detached garage. To the side and rear is a delightful south facing large garden with breath taking views across the fells. With fabulous paved seating areas, various raised beds and rockeries and plenty of lawned areas for everyone to enjoy.

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.

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MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band F. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS Leaving Skipton on the A65 in the direction of Addingham follow the road past the reservoir, at the roundabout take the third exit on to Bolton Road. Follow Bolton Road to the top of the hill and then take the right hand turn on to Cringles Lane. Continue straight on to Walkers Lane and straight forward at the cross roads on to Kit Lane. Lane House is then located on the left hand side.



Awaiting EPC and Floor Plan



**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.