



# The Old Forge, Lower Marchup,

Asking Price Of £639,500







## The Old Forge Lower Marchup Silsden Road LS29 0LQ

**AN IMPRESSIVE STONE BUILT CONVERTED BARN OFFERING WELL APPPOINTED AND SPACIOUS FOUR BEDROOMED ACCOMMODATION IN AN IDYLIC RURAL SETTING JUST A SHORT DRIVE FROM ADDINGHAM**

Occupying an enviable rural setting on the edge of Addingham village, The Old Forge comprises an imaginatively converted stone barn of generous proportions offering spacious family accommodation and retaining much original character. The property incorporates a large sitting room, a dining room, study and recently refurbished fitted kitchen with an adjoining utility room and cloakroom on the ground floor. At first floor level there is a master bedroom with en suite facilities, three further good sized bedrooms and a bathroom. Externally the property includes a private enclosed rear garden, a large stone terrace to the front, a modern stone built outhouse and a gravelled parking area.



Lower Marchup is just a short drive from Addingham, which offers a range of local shops, well regarded primary school and a variety of recreational amenities. Local bus services are available and there is a railway station in Ilkley, approximately four miles to the east, which provides a regular commuter service to the city centres of Leeds and Bradford.

The accommodation has OIL FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:-

## GROUND FLOOR

**ENTRANCE PORCH** 9' 7" x 3' 10" (2.92m x 1.17m) With a panelled entrance door and exposed stone wall.

**SITTING ROOM** 21' 7" x 20' 8" (6.58m x 6.3m) With an attractive stone fireplace having an open grate. Hardwood floor. Two wall light points. Recessed spotlights. Window and a glazed door leading to the rear of the property.

**DINING ROOM** 10' 0" x 9' 0" (3.05m x 2.74m) With exposed beams and windows to two sides and a velux roof light window. Two wall light points. Hardwood floor.

**STUDY** 11' 8" x 8' 5" (3.56m x 2.57m) With a hardwood floor and a cupboard housing the oil fired central heating boiler.

**KITCHEN** 14' 0" x 9' 9" (4.27m x 2.97m) Recently refurbished to a high standard and incorporating a twin bowl sink unit with mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and granite work surfaces with a tiled surround. Integrated appliances include a microwave oven and grill, fan assisted oven, induction hob with filter hood over, fitted fridge, freezer and dishwasher. Concealed bin. Ceramic tiled floor.

**ADJOINING UTILITY ROOM** 7' 0" x 4' 10" (2.13m x 1.47m) With a further fitted fridge, plumbing for an automatic washing machine and space for a dryer. Ceramic tiled floor.

**CLOAKROOM** With a low suite wc and wash basin. Ceramic tiled floor.

## FIRST FLOOR

**SPACIOUS LANDING AREA** With a gallery overlooking the entrance. Velux roof light window. Exposed roof truss and beam.

**BEDROOM ONE** 17' 3" x 10' 0" (5.26m x 3.05m) With fitted wardrobes.

**EN SUITE SHOWER ROOM** With a tiled shower cubicle, pedestal wash basin and a low suite wc. Chrome heated towel rail. Ceramic tiling to the floor and walls. Recessed spotlights.

**BEDROOM TWO** 10' 10" x 9' 0" (3.3m x 2.74m)

**BEDROOM THREE** 13' 6" x 11' 0" (Both Maximum)(4.11m x 3.35m) With an airing cupboard.

**BEDROOM FOUR** 12' 8" x 9' 9" (3.86m x 2.97m) With a velux roof light window and useful store cupboard.

**SHOWER ROOM** With a large walk-in shower, pedestal wash basin and a low suite wc. Ceramic tiling to the floor and walls. Extractor fan. Chrome heated towel rail.

## OUTSIDE

**STONE OUTBUILDING** 17' 6" x 9' 5" (5.33m x 2.87m) Accessed via an electronically operated roller door. Timber garden shed. Immediately in front of the store is a generous gravelled forecourt providing excellent off road parking.

**GARDENS** To the rear of the property is an enclosed and principally lawned garden. Immediately in front of The Old Forge is a large stone flagged terraced area with concealed lighting.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**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.

**SERVICES** The property has mains electricity. Water is supplied by a spring and there is a communal septic tank shared with two of the other properties at Lower Marchup.

**TENURE** We understand the property is Freehold.











**LOCATION** From the roundabout on the A65 Addingham bypass turn onto the Silsden / Keighley road and proceed up the hill for approximately half a mile. Just beyond the bus stop on the right hand side turn right down to Lower Marchup Farm. Park in front of the outbuildings on the left hand side. The Old Forge is the second property on the right.

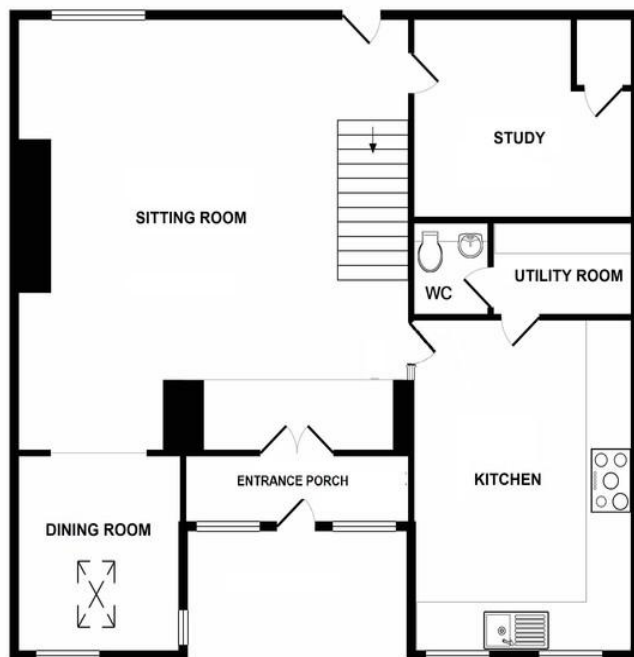
**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

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.

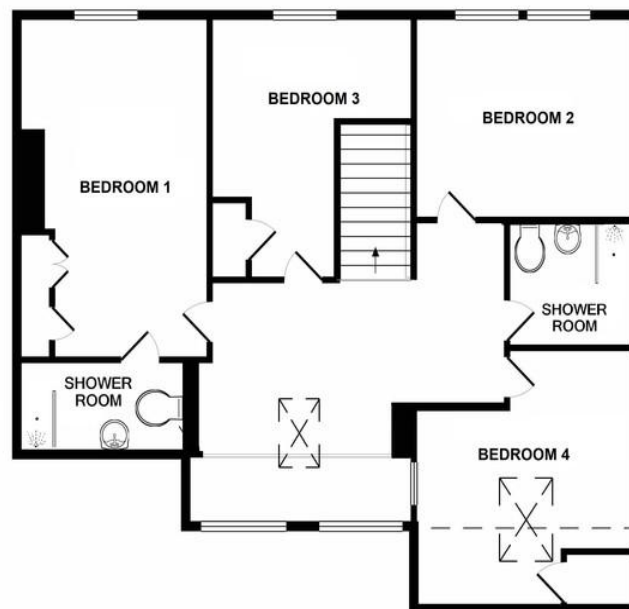
**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.







GROUND FLOOR



FIRST FLOOR

## The Old Forge, Lower Marchup Farm

Approximate gross internal floor area  
164 sqm / 1765.2 sq ft

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.  
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Dale  
Eddison**

### ● ILKLEY OFFICE

15 The Grove  
Ilkley  
LS29 9LW  
**01943 817642**  
**ilkley@daleeddison.co.uk**

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.





**Dale  
Eddison**

