



**Fairway Barn, Lamb Springs Lane, Esholt BD17 7QY**  
Asking Price Of £995,000





## Fairway Barn

35 Lamb Springs Lane  
Esholt  
BD17 7QY

A TRULY UNIQUE GRADE 2 LISTED BARN CONVERSION WITH AN ATTACHED SELF CONTAINED GUEST SUITE / DEPENDENT RELATIVE ANNEX STANDING IN THE MOST PICTURESQUE OF SETTINGS ADJACENT TO HOLLINS HALL GOLF COURSE AMONGST AN EXCLUSIVE CLUSTER OF SIMILAR DESIGNED CHARACTER HOMES.

Standing in a fabulous garden of great proportions, together with ample parking for several vehicles and a double garage, this stunning barn conversion has been beautifully designed and furnished to skilfully combine the older character features with stylish modern fixtures and fittings creating a home that is truly ready to move straight into. The impressive accommodation extends to over 300sqm (3200sqft) incorporating 4 bedrooms, 4 bathrooms, the most fabulous living and dining kitchen, utility room, 2 reception rooms including the highly impressive 30ft sitting room. All in all this an exceptional home in a stunning location which must be viewed and will not disappoint.



Ideally located in a little known backwater that adjoins Hollins Hall Golf Course, with stunning countryside walks found from the end of your driveway. The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

## GROUND FLOOR

**ENTRANCE HALLWAY** 12' x 7' 11" (3.66m x 2.41m) Via an outer door this welcoming hallway has stone flagged flooring, windows to the side elevation and a central heating radiator.

**SITTING ROOM** 30' 1" x 18' 7" (9.17m x 5.66m) A highly impressive reception room incorporating exposed beams and beautiful polished floorboards and a attractive coursed stone fireplace. Windows and French doors out to the garden, central heating radiators and the staircase off to the first floor.

**DINING ROOM** 13' 5" x 10' 4" (4.09m x 3.15m) The perfect entertaining room having glazed double doors to the sitting room, beautiful polished floorboards, window to the rear and a central heating radiator.

**LIVING AND DINING KITCHEN** 32' 3" x 10' 4" (9.83m x 3.15m) Simply stunning. Very well appointed with a striking modern range of handle-less kitchen units having work surfaces over, together with discreet under unit and kickboard lighting. The kitchen includes a warm red gas range cooker with a matching extractor hood over, an integrated dishwasher and fridge-freezer. Attractive modern tiled flooring throughout, a warming gas stove to the sitting area, windows to the rear and double doors to the sun lounge.

**UTILITY ROOM** 10' 7" x 7' 10" (3.23m x 2.39m) Stone flagged flooring, plumbing and space for two washing machines and a tumble dryer, fitted kitchen unit with a sink units and a central heating radiator. Connecting door to the double garage.

**DOWNSTAIRS W.C** Low level w.c and a wash hand basin.

**BEDROOM** 10' 6" x 10' 5" plus wardrobes (3.2m x 3.18m) Benefitting from built in wardrobes a central heating radiator and a window to the rear.

**BATHROOM W.C** Recently updated to create a beautiful house bathroom, complemented by modern tiled walls and flooring. The suite includes a panelled bath with a shower and a screen over, a wall hung vanity unit with a sink inset and a low level w.c. Extractor fan and a window to the rear elevation.

## ANNEXE

**SUN LOUNGE** 17' 6" x 9' 11" (5.33m x 3.02m) Forming the connection between the main house and the guest suite/dependent relatives area, the sun lounge has stone flagged flooring and exposed stone walls, glazed windows, doors and roof, together with a tall central heating radiator.

**OPEN PLAN KITCHEN AND LIVING ROOM** 21' 3" x 12' 7" (6.48m x 3.84m) Having built in wall and base units with a work surface over and a sink unit inset. Central heating radiators, window and a door to the garden.

**BEDROOM** 13' 1" x 9' 2" (3.99m x 2.79m) Windows to two elevations, a pitched ceiling and a central heating radiator.

**DRESSING ROOM** With built in wardrobes and a central heating radiator.

**BATHROOM W.C** Smart modern three piece suite comprising a walk in shower with a glazed screen, wall hung wash hand basin and a low level w.c. Complemented by tiled walls and flooring with mood lighting inset and a large mirror over the sink. Chrome central heated towel rail and a cupboard housing the independent boiler for the annexe.

## FIRST FLOOR

**LANDING** A lovely galleried landing taking in the pitched roof with exposed beams and a skylight window.

**MASTER BEDROOM** 26' 2" x 11' 5" (7.98m x 3.48m) A fantastic proportioned bedroom having beautiful exposed beams to the pitched ceiling, central heating radiator and a skylight window.

**DRESSING ROOM** Fitted dressing room providing excellent built in hanging and storage space together with a skylight window for natural light.







**EN-SUITE BATHROOM** A large en-suite that incorporates a modern four piece suite comprising a panelled bath, a corner shower cubicle, wash hand basin and a low level w.c. Complemented by tiled walls and flooring, a chrome central heated towel rail and a skylight window.

**BEDROOM** 13' 5" x 10' 9" (4.09m x 3.28m) Feature exposed stone wall and beams to the pitched ceiling, a central heating radiator and a skylight window.

**DRESSING ROOM** Excellent storage and hanging space is found to the dressing room.

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising a shower cubicle, a wash hand basin and a low level w.c. Complemented by tiled walls and flooring together with a chrome central heated towel rail.

**OUTSIDE GARDENS, DOUBLE GARAGE AND A GARDEN STUDIO**  
The property stands in a beautiful landscaped garden, which has been designed to make the most of the days sunshine incorporating a private courtyard garden by the annex, to large open plan lawned areas with a selection of trees, stone wall and fencing enclosing. Sitting proudly in the garden is a fabulous garden room with power supplied and a small patio to its front, the perfect relaxing area, home office or artist room. A gated driveway provides ample parking for several vehicles and sweeps around to the house and the double garage (20'7 x 18'8) which has an electronic door fitted. Fantastic views from all around the garden, this is a very special place which has to be seen to be fully appreciated.

**TENURE** We are advised that the property is Freehold. The property stands on a private lane.

**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](http://www.bradford.gov.uk) or telephone them on 01274 437866

**VIEWINGS** We would be delighted to arrange a viewing for you on this property. To view, please contact Dale Eddison's Otley office on (01943) 465465, e-mail us [otley@daleeddison.co.uk](mailto:otley@daleeddison.co.uk) or call in to our office at 52-54 Kirkgate, Otley LS21 3HJ

**GENERAL** 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. We are advised that the property has mains gas, electricity and water supplied. Drainage is to a septic tank shared with number 33.

#### **MORTGAGE ADVICE IN ORDER TO BUY THIS HOUSE**

Should you require a mortgage, we are delighted to offer Whole of Market Mortgage advice through our relationship with Mortgage Advice Bureau. To make an appointment please ring 01943 465465 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

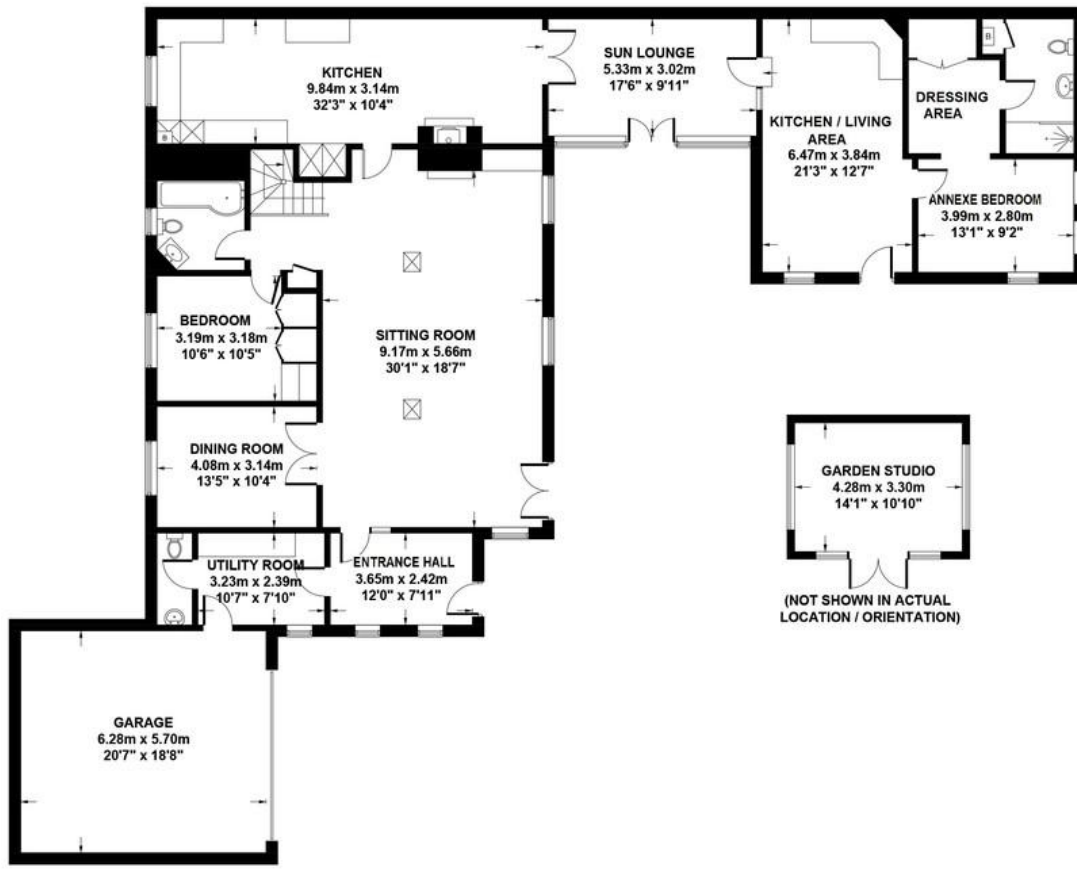
The Initial consultation is free of charge and totally without obligation.

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#### **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.

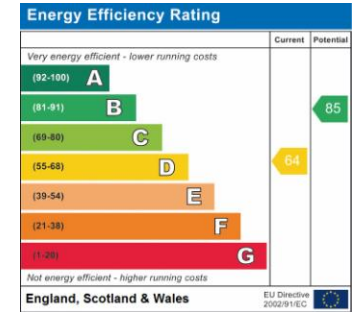




GROUND FLOOR

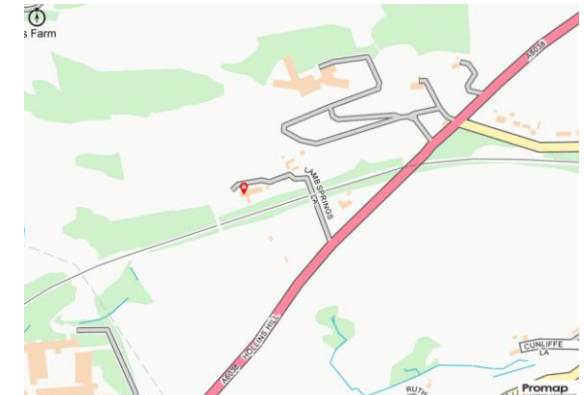


FIRST FLOOR



## 35 LAMB SPRINGS LANE

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. (ID 795305)



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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.



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