



**BARNS AT HOME FARM**  
Carters Lane | Middleton | Ilkley

# BARNS AT HOME FARM

Carters Lane, Middleton, Ilkley, LS29 0DQ

Ilkley 1.5 miles, Harrogate 16 miles, Leeds 17 miles

**CONVENIENTLY LOCATED TO THE SPA TOWN OF  
ILKLEY A RANGE OF BARNS WITH FULL PLANNING  
PERMISSION TO CREATE 3 DWELLINGS**

## **Proposed Accommodation**

**Barn 1:** Living Room • Dining Kitchen • WC/utility  
3 double bedrooms • 1 ensuite & house bathroom

**Barn 2:** Living Room • Dining Kitchen • utility/store  
3 double bedrooms • house bathroom • 1 bedroom annex

**Barn 3:** Living Room • Dining Kitchen • study • utility  
4 double bedrooms • 2 ensuite & house bathroom

**Lister Haigh**

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## Description

The barns at Home Farm are conveniently located close to the Spa Town of Ilkley which is famous for its moor but provides for a wide range of amenities. Full planning permission has been granted to create 3 dwellings with a total floor area of 5,810 sqft. There is a further barn which can provide additional storage space for the dwellings.

## Additional Information

### Tenure

Freehold with vacant possession on legal completion.

### Services

Mains drainage with mains electricity, mains water and mains gas in the locality.

### Wayleaves, Easements and Rights of Way

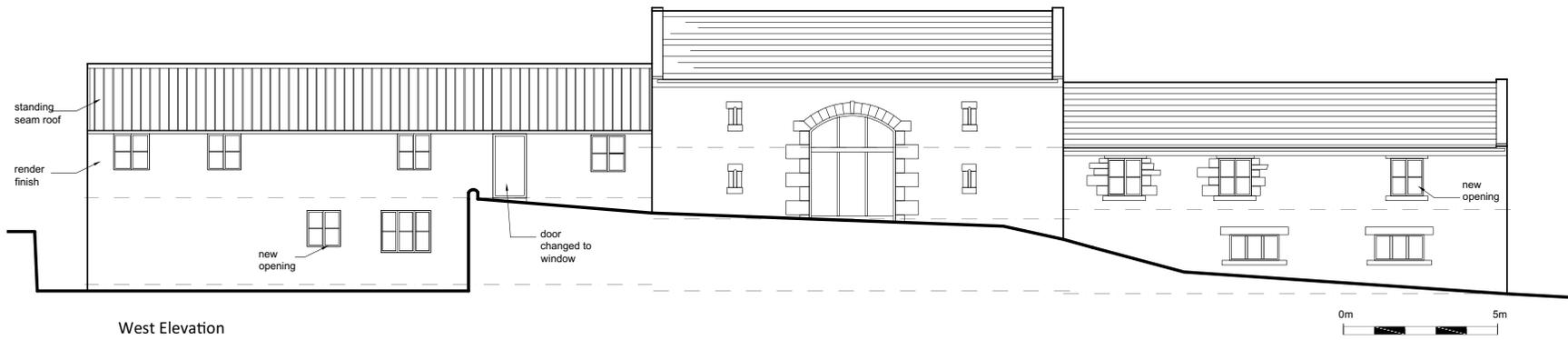
The property is sold subject to all Rights of Way, public and private, which may affect the property.

### Viewing

Strictly by appointment with the selling agents Lister Haigh Knaresborough 01423 860322.



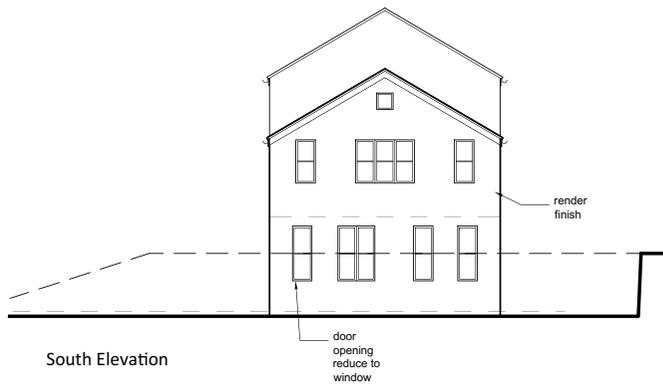
# Proposed Elevations



West Elevation



East Elevation



South Elevation

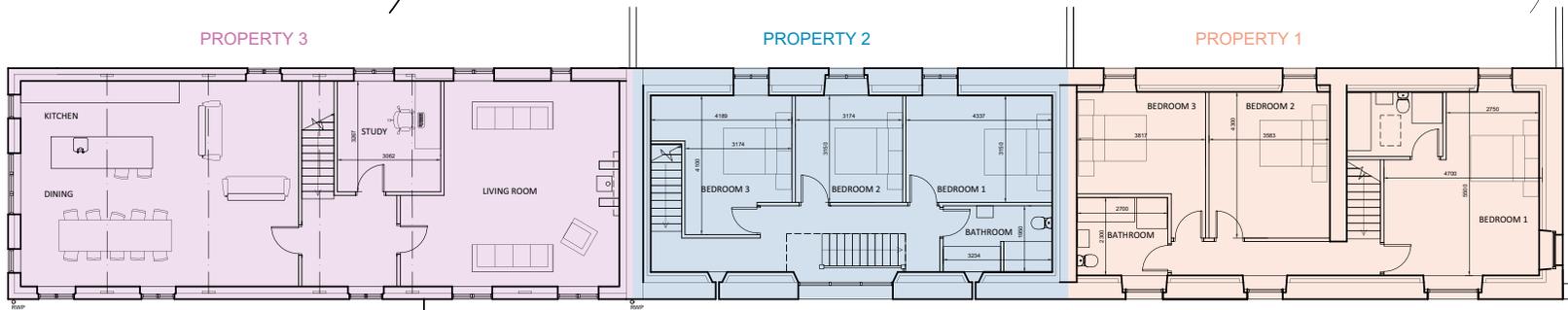


North Elevation

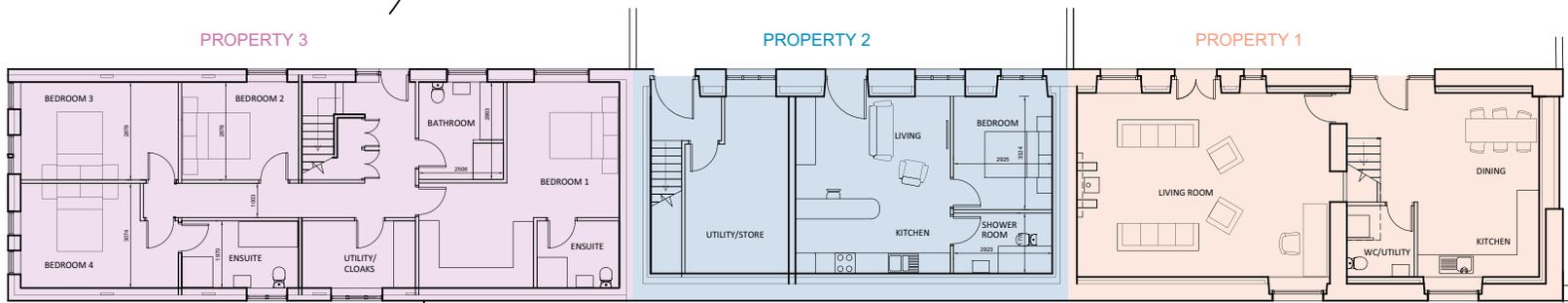
# Proposed Floor plans



First Floor



Ground Floor



Lower Ground Floor

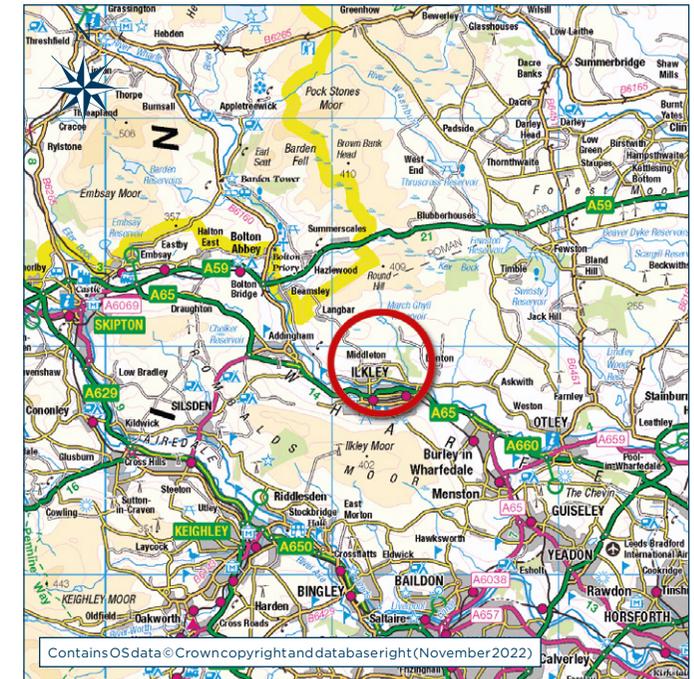
Gross Internal Areas		
Property 1	3 bed/6 person	144m <sup>2</sup> /1550 ft <sup>2</sup>
Property 2	3 bed/6 person GF 1/bed/2p annexe	143m <sup>2</sup> /1539ft <sup>2</sup> 39m <sup>2</sup> /419ft <sup>2</sup>
Property 3	4 bed/ 8 person	214m <sup>2</sup> /2303ft <sup>2</sup>





## Directions

From Ilkley town centre proceed north on New Brook Street leaving the town and over the river Wharfe. Pass the Ilkley rugby club on the right and at the next "T" junction turn right onto Curly Hill. Proceed until the next "T" junction and turn right onto Carters Lane. After 120 metres turn left and the barns are on the right hand sign identified by the Lister Haigh "For Sale" board.



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