



Accurate information for the sale of this property should be obtained from a professional valuer. The information is for information only and does not constitute an offer of any financial product. For more information, please contact your local branch.

The Property Information is provided for information only and does not constitute an offer of any financial product. For more information, please contact your local branch.

Larkfield Barn, Banks Lane, BD20

£900,000 Freehold

Six Bedroom Barn Conversion Plus Two Bedroom Annexe

Martin & Co Keighley
4 North Street • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>





Larkfield Barn
Riddlesden
BD20

Key features:

- Six Bedroom Barn Conversion
- Additional Two Bedroom Annexe
- Stables
- Summerhouse & Pond
- Stunning Views
- 4.35 acres of Land
- Convenient rural position on the edge of Riddlesden
- Character Property



Why you'll like it

Extremely rare opportunity to purchase Six Bedroom Barn Conversion plus Two Bedroom Annexe set nicely back from Banks Lane at the end of a drive. Including pool house, rebuilt stables, pond and over 4 acres of land with stunning views. Viewing is essential

A superb opportunity to acquire this detached barn conversion with an abundance of noteworthy features. Situated off Banks Lane down a drive in Riddlesden with views over Aire Valley. Larkfield Barn is a true credit to the current owners. Upon arriving at the home you will find a tarmac driveway leading to gravel parking affording private parking for multiple vehicles. Internally the property boasts a stunning reception hall with floor to ceiling windows, two further reception rooms, study/gym, bedroom six and a large fitted dining kitchen and access to the annexe. Offering a separate living space for a family it comprises; open plan kitchen/lounge, two bedrooms, family bathroom and private garden.

To the first floor you will find the stunning gallery landing, five further double bedrooms one with four piece en-suite, one study and a lovely dressing room and a stunning four piece house bathroom suite.

To the front is ample off street parking part gravelled accessed via the shared lane with private drive.

Large courtyard giving access to the home, pool house, stables, pond and land to the rear totally 4.35 acres. A truly excellent space for an equestrian use. Incredible views across Aire Valley
Early viewings are advised to avoid disappointment. This is one not to be missed. Freehold. Tax band G

Please Note;

LPG Central Heating (Tank Stored Next To Pool House)
Septic Tank Shared with Two Other Properties
Mains Water Meter and Mains Electricity
Public footpath is accessible through the fields (Please see purple line on Ariel shot)
A full rewire has taken place 6 years ago
Worcester Bosch boiler installed 6 years ago

Delightfully situated on the edge of the village of Riddlesden and from its elevated position has extensive views across the Aire and Worth Valleys Riddlesden has an array of everyday facilities including mini supermarket, Post Office public houses and first school and nearby Keighley offers larger shopping facilities and excellent road and rail links to the major towns and cities of West Yorkshire. There are plenty of Bridle Paths within the local area one popular one is Keighley Gate to Ilkley Moors



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	37 F	
1-20	G		

