LINGAH FARM
BAXTER WOOD
GLUSBURN

A MOST HANDSOME STONE BUILT 3 BEDROOMED
TRADITIONAL FARMHOUSE STANDING IN AN
EXCLUSIVE RESIDENTIAL LOCATION WITH ELEVATED
FAR REACHING VIEWS ACROSS THE AIRE VALLEY

PRICE: £309,950
Dating back in excess of 300 years and constructed entirely in natural Yorkshire stone, this property forms the original period farmhouse situated in a highly regarded residential enclave of 4 neighbouring individual barn conversions which stand at the upper end of Baxter Wood on the edge of the village adjoining Glusburn Park.

The 3 double Bedroomed family accommodation is thoughtfully laid out around a huge central Living Room or Dining Kitchen and combines a wonderful blend of original flagged floors, mullioned windows, beamed ceilings & 2 wood burning stoves with oil fired central heating and modern uPVC sash windows, the building having been re-wired, re-furbished and re-roofed including solar panelling (generating a high level of income per annum and reducing living costs) with a floor area of almost 1800 sq ft.

Full of character and undoubtedly enjoying one of the finest positions in the Aire Valley, this property offers considerable further potential and is highly recommend for internal viewing with the accommodation in detail comprising:

TO THE GROUND FLOOR

Part glazed stable door to:

ENTRANCE HALL: 3'9" x 3'5" with wood strip flooring.

MORNING ROOM: 16'7" x 13'9" with inset solid fuel stove in painted slate fireplace and hearth, coved ceiling, picture rail, recessed cupboards and windows with display sills on 2 sides.

CLOAKROOM: under stairs with bracket wash hand basin, low suite w.c. and flagged floor.

LIVING ROOM & KITCHEN: 25'7" x 18'3" (overall) with beamed ceiling, raised stone fireplace and hearth with cast iron stove and exposed stone wall above, mullioned window with stone seat, 3 wall light points and TV point, cloaks cupboard, enclosed staircase off with hand rail and opening to:

KITCHEN: with 1½ bowl enamel pot sink, floor and wall units in white with working surfaces over, integrated 4 ring Lamona hob and Rangemaster electric oven with stainless steel wall plate, stainless steel extractor, quarry tiled floor and superb views from windows on 2 sides.

UTILITY ROOM: 9'0" x 5'6" with washer plumbing, clothes rack, concealed Warmflow oil boiler beneath an office area.

FRONT HALL: 7'7" x 7'9" with part glazed external door.

BEDROOM 1: 15'1" x 15'3" with cast iron fireplace with Pine mantel and flagged hearth, King post roof truss, fitted wardrobe, mullioned window with views onto the garden and walk-in wardrobe with rail.

TO THE FIRST FLOOR

LANDING: with access to roof void, wall recess at top of stairs, exposed ceiling truss, original fitted cupboards and 2 Velux roof lights.

BEDROOM 2: 16'6" x 10'10" with boarded floor, cast iron fireplace and stone hearth.

BEDROOM 3: 13'1" x 8'7" with long distance views.

BATHROOM: with shower bath with Aqualisa unit and side screen, wash hand basin with cupboards below and low suite w.c., tiled floor and walls, downlights, recessed shelves in original window opening, strip light and shaver point, tall chrome ladder radiator and windows on 3 sides with far reaching views.

TO THE OUTSIDE

Gravelled parking area, flagged patio, lawned garden with shrubs, plants and retaining wall and a useful outside tap.

SERVICES: Mains water, drainage and electricity are connected to the property. Solar panels are installed on the roof. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band E levied by The Craven District Council.

POST CODE: BD20 8BD

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the selling Agents, Messrs. Wilman and Wilman, The Old Bank, 19 Main Street, Cross Hills, BD20 8TA (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.