



**Hawksworth Lane, Guiseley**

**£1,250,000**

**Dale  
Eddison**





# The Barn

## Hawksworth Lane

### Guiseley

### LS20 8HD

A TRADITIONAL AND CHARMING YORKSHIRE STONE BARN CONVERSION OFFERING SIX BEDROOMED ACCOMMODATION APPPOINTED TO A HIGH STANDARD THROUGHOUT SET WITHIN BEAUTIFULLY MAINTAINED GROUNDS WITH OUTHOUSES RIPE FOR CONVERSION.

This impressive converted barn has been beautifully designed with many period features, creating a charming and characterful family home offering exectionally spacious accomodation set in a stunning garden in a sought after residential area. The property comprises; hall, family room, dining room with bar area, utility, dining kitchen with a door to the decked sun terrace, prep kitchen, sitting room with log burning stove, study, guest suite, bathroom, and a bootroom. To the first floor is the master suite, four further bedrooms; one with an en suite shower room, house bathroom, laundry room and a linen store.



The property is well placed close to open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Surrounded by greenery yet only minutes from Guiseley town centre which provides a wide range of facilities including shops, cafes, restaurants, bars and golf clubs and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or local bus and train services, Guiseley railway station being centrally located.

The charming and characterful accommodation which has been finished to a high standard throughout with many original features, vast yet beautifully proportioned rooms, exposed beams and stone walls, vaulted ceilings, wood burning stove, gas central heating, and double glazing throughout and with approximate room sizes throughout briefly comprises;



## GROUND FLOOR

**RECEPTION HALL** 14' 1" x 15' 2" (4.29m x 4.62m) A welcoming reception hall with wooden door, Victorian style radiator and stairs to the first floor.

**FAMILY ROOM** 26' 6" x 12' 10" (8.08m x 3.91m) A lovely reception room having French doors and a window to the front elevation leading out to the patio, window to the side, inset ceiling spot lights, two radiators and a wall mounted electric fire.

**DINING ROOM** 30' x 13' 10" (9.14m x 4.22m) An elegant reception room with three frosted windows to the rear, tiled flooring, recessed spotlights, telephone intercom, bar area with base units and work surface over and tiled splash backs, integrated fridge and a sink.

**UTILITY ROOM** 12' 11" x 12' 1" (3.94m x 3.68m) Fitted with wall and base units with work surface over, double Belfast sink unit, tiled flooring, plumbing for dishwasher, space for fridge and freezer, induction hob and Neff warming drawer.

**DINING KITCHEN** 19' 11" x 16' 10" (6.07m x 5.13m) A stunning farmhouse style kitchen fitted with wall and base units with quartz work surface over, and Quartz topped island, having a full range of high specification integrated appliances including a Neff double oven with steam oven, induction hob with extractor hood over, warming drawer, two Bosch dishwashers, Quooker instant boiling hot water tap, double sink, soap dispenser, pull out rinse tap, baking cupboard with extractor fan, space for American style fridge freezer, tiled flooring, recessed spotlights, window to the front and door leading to the sun deck.

**PREP KITCHEN** 16' 6" x 5' 1" (5.03m x 1.55m) A useful preparation room in addition to the kitchen, fitted with base units with work surface over, one and a half bowl sink unit with waste disposal, pull out rinse tap, integrated appliance including two Neff double ovens, two warming drawers, space and plumbing for dishwasher, and space for fridge freezer, cupboard housing the Vokera central heating boiler, and a frosted window to the rear.

**SITTING ROOM** 32' 3" x 15' 11" (9.83m x 4.85m) A superb spacious reception room having vaulted ceilings, exposed beams and stonework, with a wood burning stove, windows to the front and side elevation, three radiators, and fitted bench seating area.

**INNER HALL** With access hatch to roof void and radiator.

**STUDY** 13' 5" x 5' 10" (4.09m x 1.78m) With two windows to the front and two radiators.

**BOOT ROOM** A useful cloaks area with door to the front.

**BATHROOM** 15' 5" x 9' (4.7m x 2.74m) An attractive three piece white suite comprising freestanding bath, low suite w.c, wash basin with vanity drawer, heated towel rail, tiled flooring, recessed spotlights, shaver socket, and a frosted window to the side.

**GUEST SUITE** This light and airy guest suite which is useful and a flexible space which ideal for relatives, additional guests or for teenager's wanting their own space.

**GUEST BEDROOM** 17' 6" x 13' 4" max (5.33m x 4.06m) With a window to the side, radiator, and recessed spotlights.

**EN SUITE SHOWER ROOM** Fitted with a modern three piece suite comprising; corner shower stall, low suite w.c, wash basin with vanity cupboard, heated towel rail, tiled flooring and extractor fan.

**GUEST LOUNGE / SNUG** 16' 8" x 14' 1" (5.08m x 4.29m) Having three frosted windows to the rear and one to the side, radiator.

## FIRST FLOOR

**LANDING** Having exposed beams and vaulted ceilings, seven double wall light points, Velux window to the front and two radiators.

**MASTER SUITE** 21' 4" x 16' 11" (6.5m x 5.16m) A stunning master suite with exposed beams and stonework, windows to the front with views over the garden, two Velux windows, free standing roll top bath, two radiators and recessed spot lights.

**EN SUITE** 9' 11" x 8' 4" (3.02m x 2.54m) Fitted with an attractive three piece suite comprising; tiled shower stall, low suite w.c, wash basin with vanity cupboard, heated towel rail, tiled flooring, recessed spotlights, frosted window to the rear and Velux, exposed beams and stone walls.

**DRESSING ROOM** 9' 11" x 8' 2" (3.02m x 2.49m) A walk in dressing room with exposed beams and stonework.













**BEDROOM 5** 11' 5" x 9' 3" (3.48m x 2.82m) Having a Velux window, two wall light points and a radiator.

**LAUNDRY ROOM** 17' 2" x 11' (5.23m x 3.35m) Having two frosted windows to the rear, cupboard housing the Ferroli central heating boiler, two hot water cylinders proving enough water for the ever growing family! Plumbing and space for several washing machines and dryers, double sink unit and a radiator.

**LINEN CUPBOARD** A useful walk-in laundry cupboard with shelving.

**BATHROOM** 14' 4" x 9' 2" (4.37m x 2.79m) A beautifully appointed bathroom comprising; corner bath, tiled shower stall, low suite w.c, wash basin, shaver point, part tiled walls and flooring, recessed spot lights, Velux window, extractor fan and heated towel rail.

**BEDROOM 2** 13' 10" x 9' 11" (4.22m x 3.02m) A delightful bedroom full of charm and character with exposed beams and stonework, window to the side and a frosted window to the rear, two radiators, three wall light points and a useful dressing area.

**EN SUITE** 9' 4" x 7' 11" (2.84m x 2.41m) An attractive three piece suite which comprises; shower stall, low suite w.c, wash basin, tiled flooring, Velux window, recessed spotlights and a heated towel rail.

**BEDROOM 3** 13' 8" x 9' 11" plus entry recess (4.17m x 3.02m) With a vaulted ceiling, exposed beams and stonework, two double wall light points, radiator and a window to the side.

**BEDROOM 4** 15' 7" x 10' (4.75m x 3.05m) With a feature exposed stone arch, exposed beams, Velux window, four wall light points, two radiators, a ladder gives access to the mezzanine storage area.

## OUTSIDE

**GARDENS** The property benefits from beautifully landscaped gardens laid out for year-round colour including; formal lawns, well stocked borders, chicken coop and run, and a vegetable garden. To the front of the property there is a beautifully decked sun terrace which leads round to the covered outdoor kitchen area which is great for hosting BBQs or alternatively somewhere for the hot tub. Please note to the bottom of the garden there are two gates providing access for the farmer to the fields.

**PARKING** Electric gates give access to the driveway which provides extensive parking for numerous vehicles. There is also a 3-phase electric vehicle charger point. The current owners have informed us that they have previously applied for planning permission to build a detached double garage which has now lapsed. Ref No: 14/06401/FU

## OUTBUILDINGS

**OUTHOUSE** 15' 1" x 14' 1" (4.6m x 4.29m) Currently been used for storage but with the potential to convert, having light and power, and a window to the front.

**GAMES ROOM** 23' 0" x 13' 11" (7.02m x 4.25m) With two windows to the front, window to the side, light and power, and an electric heater.

**STORE** A useful outside store cupboard.

**COUNCIL TAX** Leeds City Council Tax Band G. For further details on Leeds Council Tax Charges please contact them directly.

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

**DIRECTIONS** From Dale Eddison's office in the centre of Guiseley, proceed from the traffic lights down Victoria Road. Proceed to the end and turn right on to Park Road. Continue up Park Road and proceed straight ahead through the traffic lights onto Hawsworth Lane where the property can be found on the left hand side.

**VIEWINGS** Strictly by prior appointment with Dale Eddison's Guiseley office.

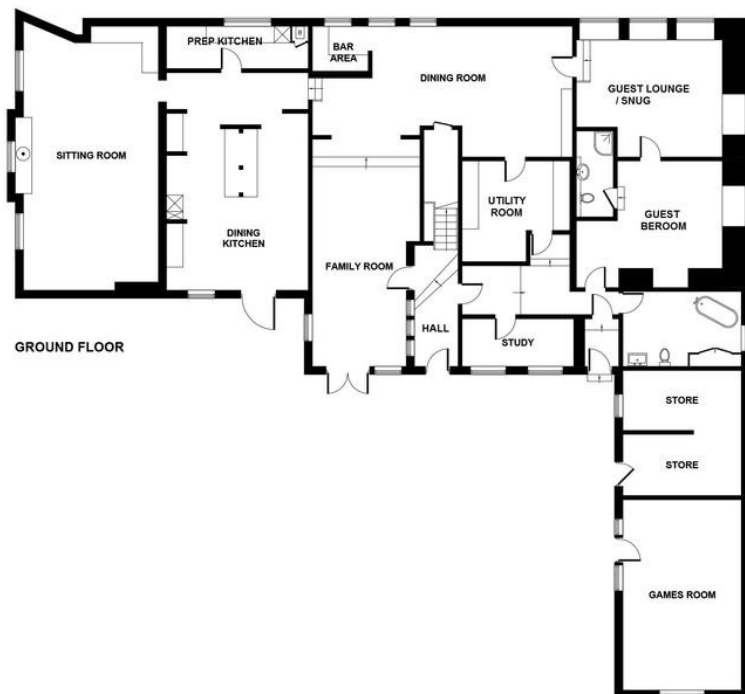
**WE ARE OPEN 7 DAYS A WEEK**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm & Sundays 11am - 3pm

**GENERAL** 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.





⏏ = REDUCED HEADROOM BELOW 1.5M / 5'0"



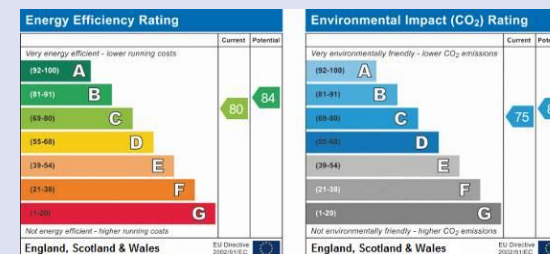
FIRST FLOOR

## THE BARN, HAWKSWORTH 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 561258)



**MONEY LAUNDERING** 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.

**REFERRAL FEE** We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

**CONVEYANCING** We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

**MORTGAGE ADVICE BUREAU (MAB)** We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

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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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