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Lower White Well Barn, Crossbank Road, Addingham, Ilkley

Nestled in this idyllic rural location is this most attractive barn conversion featuring beautifully appointed accommodation set within private landscaped gardens and enjoying stunning far-reaching views across Wharfedale.

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Lower White Well Barn, Crossbank Road, Addingham, Ilkley, West Yorkshire, LS29 0LB

Ilkley 5 miles, Skipton 7 miles, Leeds 21 miles (all distances approximate)

Guide Price: £1,150,000

Accommodation

Ground Floor: Entrance Hall; Utility Room; Boot Room; Living Kitchen with Snug Area; Dining Hall; Sitting Room; Garden Room; Shower Room and Guest WC.

First Floor: Galleried Landing Area; Master Bedroom Suite with Dressing Area and Ensuite Shower Room; Double bedroom with Ensuite Shower Room; further Double Bedroom; Single Bedrooms; Dressing Room/Bedroom 5.

Outside: Ample driveway parking with Double Garage. Solid oak pergola. Landscaped gardens with seating areas wrap around the property to the front, side and rear.

General Remarks

This most attractive character barn conversion has been finished to the highest quality throughout to provide an exceptional home in this idyllic rural location surrounded by beautiful countryside yet within only a short drive of Addingham, Ilkley and Skipton.

The accommodation in brief includes to the ground floor a welcoming entrance hall with access to a useful utility and rear boot room. The entrance hall leads to characterful living kitchen featuring a central island and hand-built units, and being open to a snug area with wood burning stove, fantastic views and access to the outdoor seating area. Beyond the kitchen is a large dining hall with feature window within the old barn opening. There is also a modern fitted shower room and guest WC to this level. Steps lead down to the spacious formal sitting room with exposed beams and feature fireplace, also providing access to a garden room which could be used for a number of purposes, whilst also having its own access to the gardens.

Stairs from the dining hall lead to the first floor, where a galleried landing area provides a pleasant seating or reading area, leading to the master bedroom suite which enjoys some fantastic views and the luxury of a dressing area and ensuite shower room. There are two further double bedrooms, one of which with ensuite shower room, and two single bedrooms, the smaller of which is currently used as a dressing room. There is also a modern house bathroom with separate shower.



To the outside, the property is accessed from a private lane shared by just two properties. Electric gates provide access to Lower White Well Barn where there is ample driveway parking and access to the large double garage. Beyond the drive to the northern aspect, landscaped tiered gardens lead down through a number of planted, lawned, and seating areas to a beck, whilst immediately to the front of the property is a large, paved seating area with substantial solid oak pergola providing the ideal place for late-afternoon/evening entertaining. To the rear of the property and to the southern aspect are some of the most attractive long-reaching views, where there are a number of paved seating areas, established planting and a path leading round to the rear of the property.

The village of Addingham is to be found approximately two miles from Lower White Well Barn and offers a good range of everyday amenities including local shops, a choice of pubs, doctors' surgery, and primary school. There are a number of sports clubs to be found in the village, whilst the surrounding countryside and nearby Yorkshire Dales National Park and the Duke of Devonshire's Bolton Abbey Estate offer many an opportunity for rural pursuits.

For the commuter there is good road access into the region's business centres and from nearby Ilkley there are frequent rail services throughout the day into the local cities of Leeds and Bradford. There are regular onward connections from the former to London Kings Cross, and Leeds Bradford International Airport is just some 15 miles distant. The former Victorian spa town of Ilkley is also home to a broad range of social, recreational and retail amenities as well as highly regarding schooling.




DUNSTANBURGH CASTLE

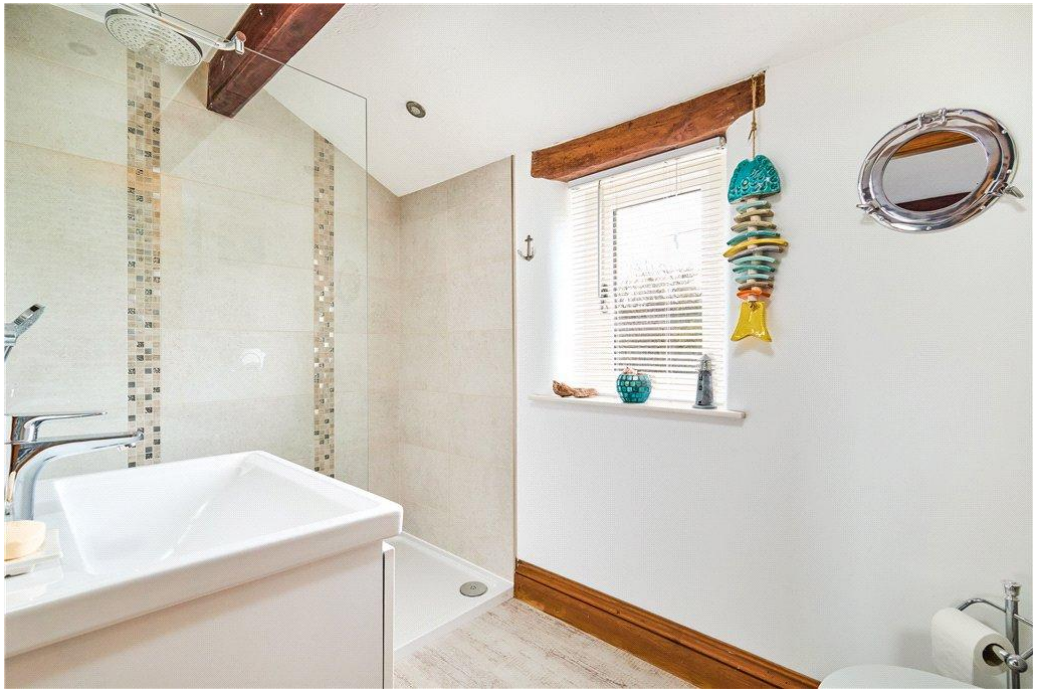












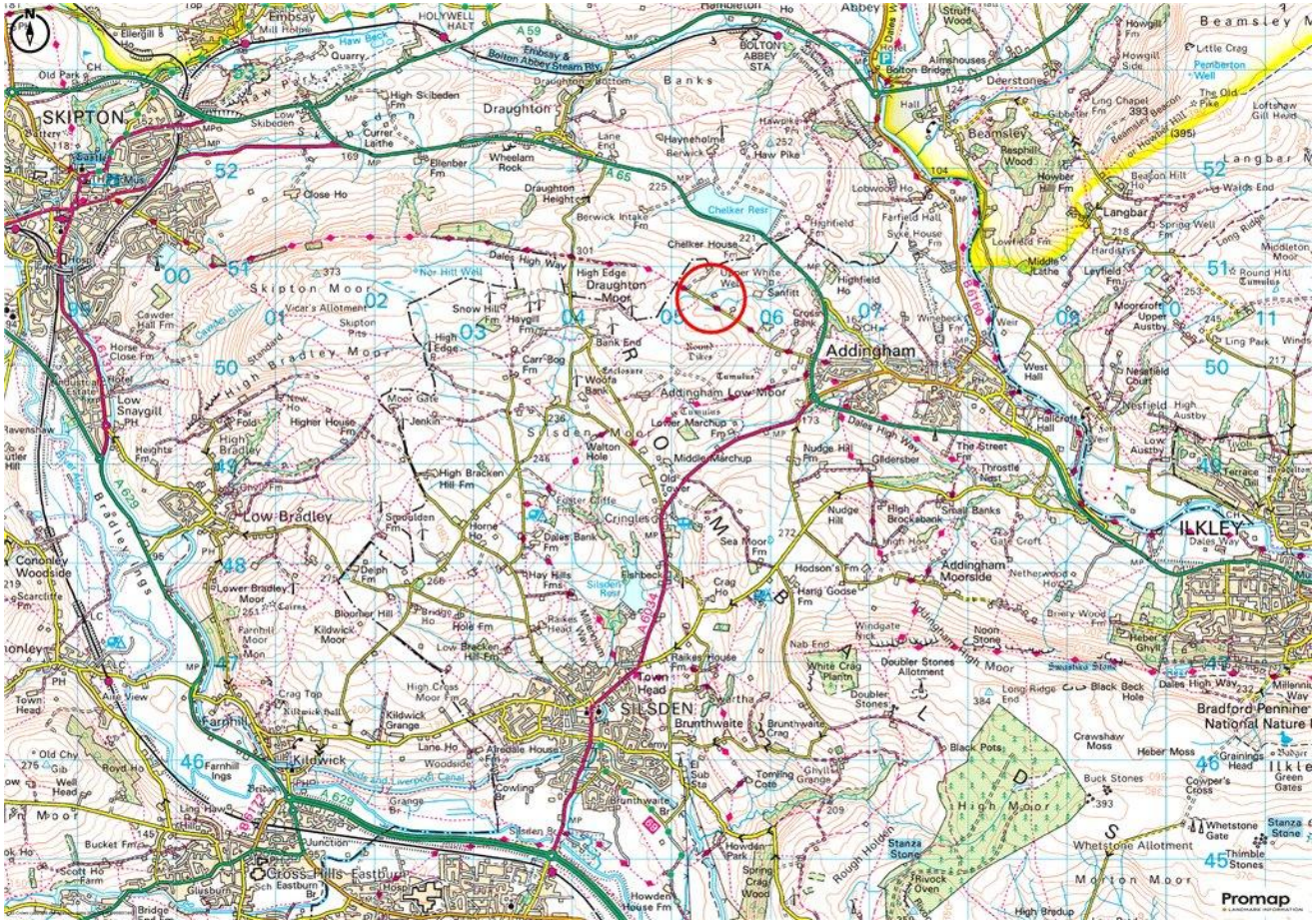




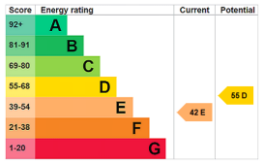
Floorplans



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Directions

From Ilkley proceed towards Addingham and continue up the village bypass to the first roundabout. Turn left at the roundabout and then immediately right onto Crossbank Road. Continue ahead parallel to the bypass and then the road bears sharp left up the hill. Continue up the hill and the road begins to flatten. Continue up Crossbank Road until you come to a turning to the right-hand side with a gate post bearing the house name, Lower White Well Barn. Proceed over the cattle grid and down the private road where you will find the private gates to the property. What3Words: goad.resolves.maker

Viewing is strictly by appointment only. Please contact the sole agent's Ilkley Office on 01943 600 655 to arrange a viewing.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property has right of access from Crossbank Road to Lower White Well Barn, across the neighbouring property.
- Mains electricity and water installed. Private LPG supply. Drainage to on-site water treatment system.
- Double garage and off-street driveway parking. EV charging point.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK250446

