

HADDOCKSTONES FARM

FARNLEY LANE, FARNLEY, OTLEY LS21 2QH



DACRE, SON & HARTLEY
EST. 1820



Haddockstones Farm, Farnley

An exciting and rare opportunity to acquire a substantial four bedroom farmhouse offering around 3000ft² of living space, with stables, a pair of agricultural buildings, and a substantial attached landholding, comprising grazing and woodland of up to 71.13 acres (28.78 Ha) available in two lots.

Enjoying a beautiful setting on the edge of the Washburn valley, with far reaching views across Wharfedale and with excellent commuter links in to Leeds, Harrogate and Ilkley.

Lot 1 Price Guide - £1,395,000

Lot 2 Price £225,000



Accommodation Summary

Lot 1

House, Stables, Stores, grazing and woodland extending to 48.92 acres offers may be considered for a smaller area.

Lot 2

A further 22.21 acres of grass and woodland and a pair of modern agricultural buildings/stores (outlined blue on the accompanying photographs and plan)

Ground floor:- living room; sitting room; family room; dining room; breakfast kitchen; boiler/utility; porch and wet room/WC

First floor: – four double bedrooms; a pair of bathrooms and separate WC

Outside: – attractive cottage gardens; stable block with three loose boxes and adjacent store; detached workshop with gardener's WC. Yard area offering extensive parking.

N.B. Lot 2 will only be available to the buyer of Lot 1. Drone footage of the location and setting is available at dacres.co.uk

GENERAL REMARKS



ILKLEY 9 Miles | LEEDS 14 Miles | HARROGATE 9 Miles

Haddockstones Farm occupies a highly desirable setting on the edge of the Washburn Valley, standing on the hills above Farnley from where there are breathtaking views over Wharfedale – a location that successfully combines a rural ideal with excellent commuter links in to the Yorkshire business districts of Harrogate, Leeds and Bradford.

The farm has been in the same ownership since the 1980s and has been a much loved family home, offering spacious accommodation which extends to a little over of 3000 ft² GIA. Traditional in layout, the house clearly lends itself

to reconfiguration and improvement to suit an incoming owner's requirements.

It is relatively rare to be able to offer a rural home with a substantial landholding, with a mix of grassland and woodland being ideal for those with equestrian or farming interest. There is useful storage adjacent to the farmhouse along with a range of stabling and a detached workshop. The principal woodland is to the west of the main house and offer a fantastic amenity. Carpeted by bluebells in the



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spring, they form a simply delightful area within which to walk and enjoy the breathtaking scenery.

Farnley is a charming estate village just a couple of miles from Otley. The town is a vibrant and thriving community with its central market square playing host to a broad array of 'high street' and bustling independent shops. There are a couple of supermarkets within the town (including Waitrose), whilst sports and civic amenities cater for a variety of tastes and include the town's rugby and cricket clubs amongst others.

The surrounding countryside offers many an opportunity for rural pursuits, with the country lanes weaving through Wharfedale providing an excellent environment for road cycling.

Otley has a very popular secondary school, although private schools for children of all ages are within comfortable daily travelling distance. Leeds Bradford Airport is just 5 miles away, whilst stations at Weeton and Menston offer frequent services into Leeds, Bradford and Harrogate with frequent connections from the former to London King's Cross.



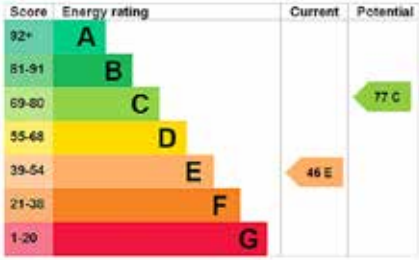








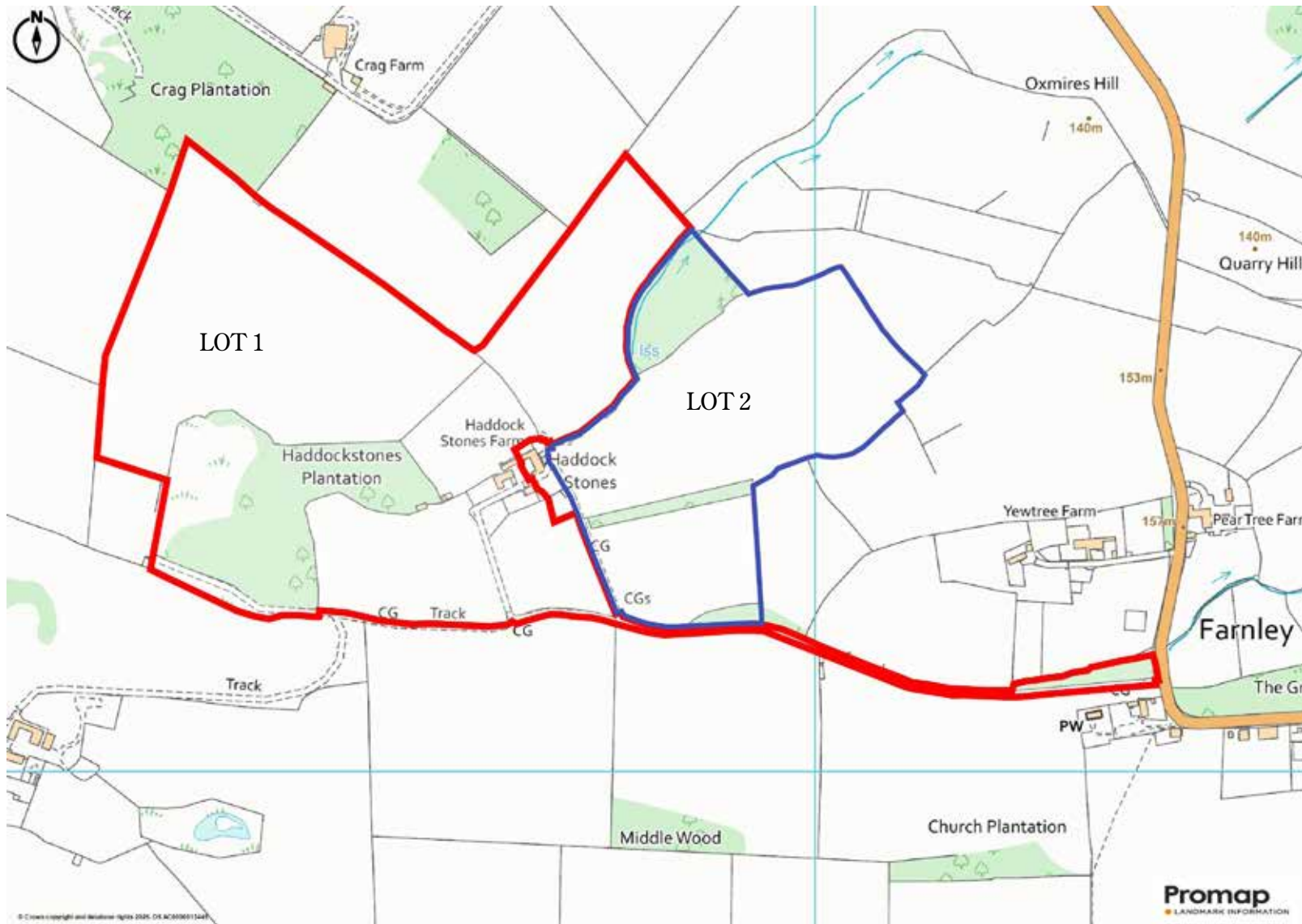
FLOORPLANS



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

SITE PLAN

For identification only



COVENANTS

Please note that the vendors intend to register a covenant in favour of Haddockstones Barn preventing the erection of any building or storage of equipment or vehicles within field number 7129 and 7223 to the south east of the farm house. Further within those fields, no temporary fencing will be permitted and any division is to be by way of stone walling or post and four rail stock proof fencing.

RIGHTS OF WAY

There are a number of rights of way, amongst others including shared access along the main access track leading from Farnley. Also, in favour of the adjoining residential property from the access lane and across the south side of the yard.



DIRECTIONS

What3Words: remodels.coaster.ripen. From Pool in Wharfedale cross the Wharfe and then turn immediately left onto Leathley Lane. Turn left at the next junction towards Otley, and immediately after the small office park in Farnley turn right and follow the road before it turns sharp left and then sharp right by the church. Take the metalled track immediately to the left and follow this to the property. From central Otley cross the main river bridge over the Wharfe and turn right onto Farnley Lane. Turn left by the small office park opposite Farnley Hall and proceed as above.

VIEWING

Please contact the sole agent's Ilkley Office on 01943 600655. Alternatively, Patrick McCutcheon can be reached on 07801 522184 or by email pjm@dacres.co.uk

METHOD OF SALE

The property is offered for sale by private treaty.



LOCAL AUTHORITY & COUNCIL TAX BAND

North Yorkshire Council Council -
Tax Band E

TENURE

Freehold

SERVICES

Mains electricity is installed. The house is on mains water supply with a private water supply serving the land and outbuildings. Drainage is to a private system and oil is the primary source of heating.

FLOODING

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

INTERNET & MOBILE COVERAGE

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

PARKING

Yard providing extensive parking.

VENDORS SOLICITOR

Newstead & Walker Solicitors

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. Please note that one of the vendors is an employee of Dacre, Son and Hartley Ltd.

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.