



Ghyll Grange Farmhouse, Ghyll Grange Lane, Silsden

Located in this idyllic rural farmstead setting with far-reaching views and paddocks is this stunning and unique home successfully combining the renovation and modernisation of the original farmhouse, linking perfectly with the contrasting modern extension that provides extensive and flexible accommodation with the added benefit of a self-contained two bedroom annex that is currently used as a holiday let and would lend itself to multigenerational living.

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Ghyll Grange Farmhouse, Ghyll Grange Lane, Silsden, Keighley, West Yorkshire, BD20 0NJ

Skipton 9 miles, Harrogate 24 miles, Leeds 25 miles (all distances approximate)

Guide Price: £1,150,000

Accommodation

Ground Floor: Entrance Hall; open plan Living Dining Kitchen; Pantry; Gym/Office; Cloakroom/WC; Boot Room; Utility Room; formal Sitting Room; Guest Bedroom with Ensuite Bathroom.

First floor: Principal Bedroom with Ensuite Shower Room; two further Double Bedrooms, one with Ensuite Shower Room; House Bathroom.

Outside: Landscaped gardens with terrace. Large, gravelled driveway with ample parking; Workshop/Garage; two small paddocks of approximately 0.3 acres each.

General Remarks

This incredible family home must be viewed to fully appreciate the quality and attention to detail throughout every element of this unique property. Ghyll Grange Farmhouse is located in this small farmstead set within a beautiful rural setting surrounded by open fields and providing the property with some superb long distance views. The property provides extensive accommodation with a flexible layout that is sure to appeal to a wide range of buyers, with the annex adding an extra degree of flexibility offering the potential for multi-generational living, an extension of the main house accommodation or the potential to generate income as a self-contained holiday let.

The property is set within large grounds that include private landscaped gardens and a paddock, totalling just under an acre. The accommodation, which is arranged over two levels, includes to the ground floor a spacious and welcoming entrance hall that leads into the original farmhouse and includes a useful boot room with access to the outside, utility room, a formal sitting room with exposed beams, window seat and feature fireplace with woodburning stove leading to a guest bedroom and luxury ensuite bathroom. To the first floor, there is a good sized principal bedroom with exposed beams, fitted wardrobes and luxury ensuite shower room, as well as two further double bedrooms, one with ensuite shower room, and a luxury house bathroom. Attached to the farmhouse and accessed from the principal entrance hall is the modern-built element of the property that features a most impressive open plan living kitchen space with full drop windows, wood burning stove and access to the private rear garden. Off this principal reception space there is a useful pantry, gym/office and a WC. There is also access to the annex accommodation.



The annex, which links from the main house, is fully self-contained and has its own entrance porch and utility, an open plan living dining kitchen, two double bedrooms and a separate bathroom.

To the outside, the property has shared access over a private drive to a large gravelled driveway providing ample parking space for multiple cars and the cavernous garage which could work well as a workshop or store place, or alternatively further parking for a number of vehicles. To the southern side of the property is a largely level paddock of approximately 0.3 acres with stunning views and gated private access. To the rear of the property is an attractive landscaped garden with a number of seating areas and providing access to a further smaller paddock area.

Ghyll Grange Farmhouse stands amidst lovely unspoilt open countryside, on the hills that divide Wharfedale and the Aire Valley, roughly mid-way to the local towns of Ilkley and Keighley, with Skipton a little further to the north. Local amenities are on offer in nearby Silsden and Addingham which have their own small high street, primary school and social and recreational amenities, though each of the three local towns offer a more extensive range of amenities, with Ilkley in particular being home to a first class shopping environment and busy social round. Ghyll Grange Farmhouse is within comfortable travelling distance for Ermysteds, Skipton Girls' High and Ilkley Grammar School. Main roads connect with the regions business centres, with 'Metro' services offering frequent services throughout the day into Leeds and Bradford being available from both Steeton and Ilkley stations.







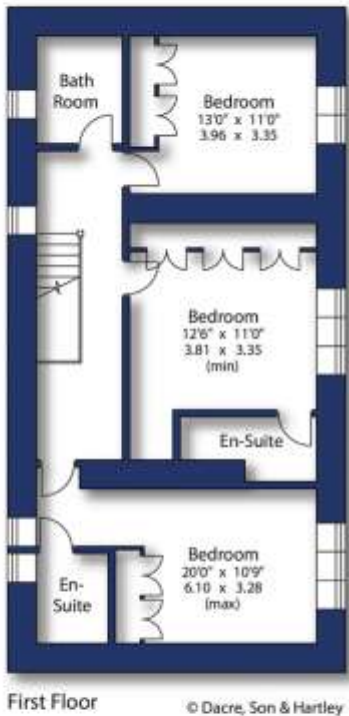
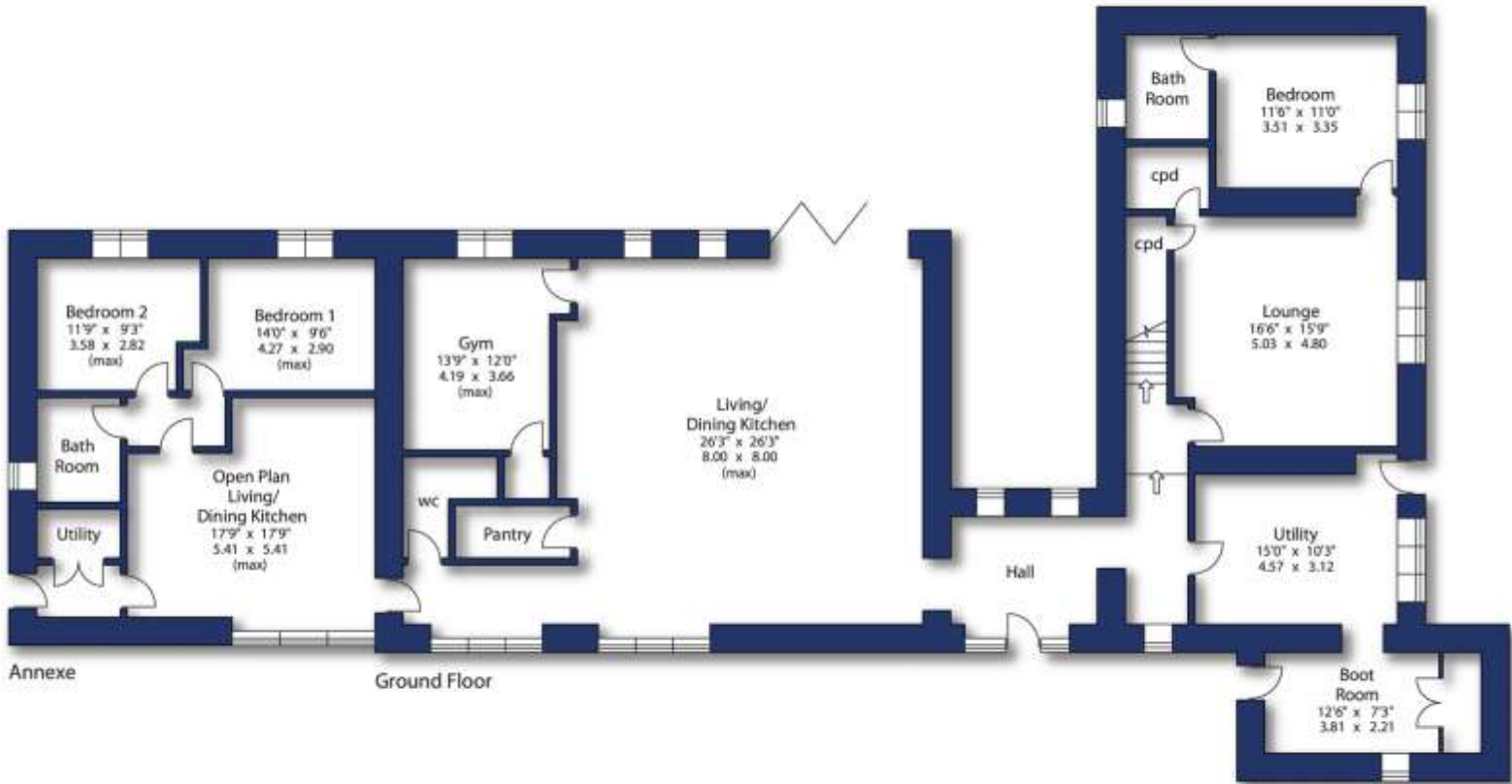


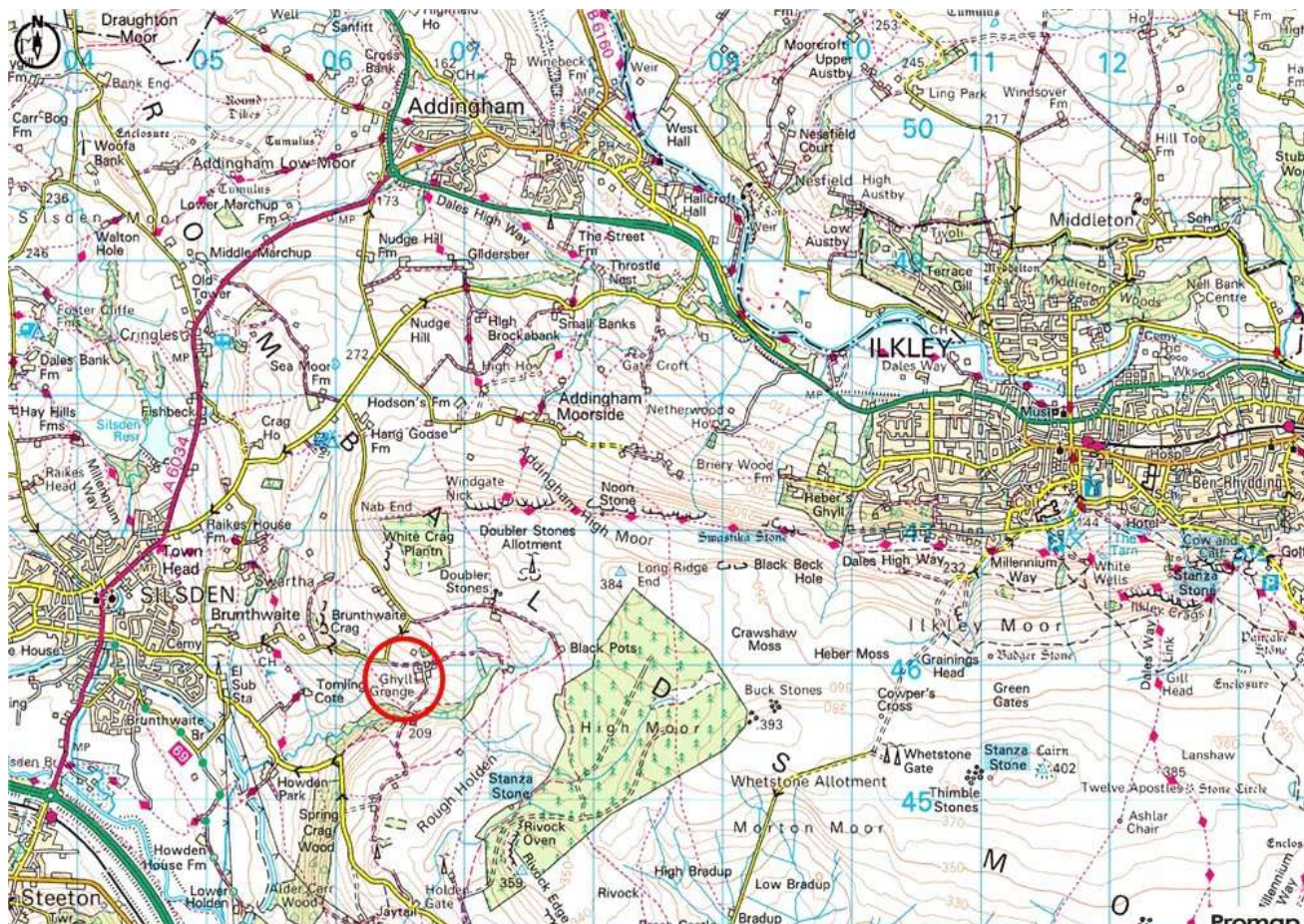






Floorplans





Directions

From our office in Ilkley proceed out of town towards Addingham, following the bypass up the side of the village to the first roundabout. Turn left (sign posted Keighley/Silsden) and almost immediately take the first left onto Turner Lane. Continue on Turner Lane until the junction and then turn right onto Brown Bank Lane. Take the first left onto Light Bank Lane and continue for approximately 1 mile before turning right onto Brunthwaite Lane. Follow the lane for approximately 250m and take the next left turn. Continue along the lane and the property will be found after a short distance on the left hand side. What3Words critic.coats.gaps

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- The property is approached via shared driveway with neighbouring properties.
- A public bridleway/footpath runs through the rear paddock.
- Please note there is no gas to the property. Mains electricity is installed. Domestic heating and hot water to the main house is powered via X1 air source heat pump, and to the annex by oil-fuelled boiler.
- Water supply from bore hole. Private drainage to septic tank.
- Driveway parking for a number of vehicles. Large workshop/garage outbuilding.

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](https://checkforflooding.in.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.

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