DACRE, SON & HARTLEY
EST. 1820



Lumb Beck Farmhouse, Moorside Lane, Addingham, Ilkley

Enjoying a superb position in the idyllic location of Addingham Moorside surrounded by open countryside, Lumb Beck Farmhouse is a most attractive Grade II Listed stone-built character property providing spacious accommodation set within generous gardens with the advantage of stables and garage.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
Tel: 01943 600655
Email: ilkley@dacres.co.uk

dacres.co.uk

Lumb Beck Farmhouse, Moorside Lane, Addingham, Ilkley, West Yorkshire, LS29 9JX

Ilkley 6 miles, Skipton 8 miles, Harrogate 21 miles, Leeds 23 miles
(all distances approximate)

Guide Price: £945,000



Accommodation

Ground Floor: Entrance Hall with Cloakroom/WC; Sitting Room with inglenook fireplace; Dining Room; farmhouse style Kitchen; Pantry and rear entrance Vestibule.

First Floor: Principal Bedroom with Ensuite facilities; three further Double Bedrooms, two with Ensuite; House Bathroom and Linen Cupboard.

Outside: driveways provide access to the double garage and stables; landscaped gardens featuring garden room, seating areas and vegetable garden.

General Remarks

Addingham Moorside provides an exceptional place to live for those wanting a stunning rural location yet within only a short drive to a wide range of amenities and transport links. Lumb Beck is a fabulous, Grade II listed farmhouse, marketed now for the first time in fifty years. The substantial stone-built character home, which was in fact rebuilt in the 1970s by the present owners, enjoys well cared for and spacious family accommodation set within its own private and very well-tended gardens. The accommodation planned over two floors includes to the ground floor, an entrance hall, farmhouse style kitchen with rear porch, dining room, pantry, sitting room with a most impressive inglenook fireplace, rear entrance vestibule, cloakroom WC and a rear hall that provides outside access.

A stone spiral staircase leads to the first floor where there is a generous principal bedroom with ensuite facilities, three further double bedrooms of good proportion, two of which have their own ensuite, a house bathroom and linen cupboard.

To the outside there are two driveways, the first to the front of the property provides off street parking and access to the stables which include three loose boxes, whilst to the rear there is a further driveway that gives access to the double garage, and where the pellet boiler and hopper will be found.
The substantial landscaped gardens which must be viewed to be fully appreciated are predominantly found to the front of the property, enjoying a southerly aspect and include a variety of lawned, paved and planted areas, along with established vegetable plots and a stone built detached garden room that provides an ideal space for outdoor entertaining whatever the weather. A watercourse runs down the western side of the plot with a small amount of garden and further gardens extending beyond this.

Addingham Moorside is a scattered rural hamlet, which lies to the south of the village of Addingham, where it is possible to enjoy all the benefits of country living and yet remain within a short drive of Addingham village that provides a useful range of local shops, doctors' surgery, primary school and characterful inns.

The former Victorian spa town of Ilkley is just a 15 minute drive away and enjoys a lovely setting in the heart of some of Yorkshire's most stunning countryside – a location which provides ready access to the Yorkshire Dales and the rugged moors, whilst being an ideal base for the regional business traveller. From Ilkley's town centre railway station there are frequent services throughout the day into the cities of Leeds and Bradford, and an international airport is only some 12 miles drive away. Ilkley is renowned for its first class













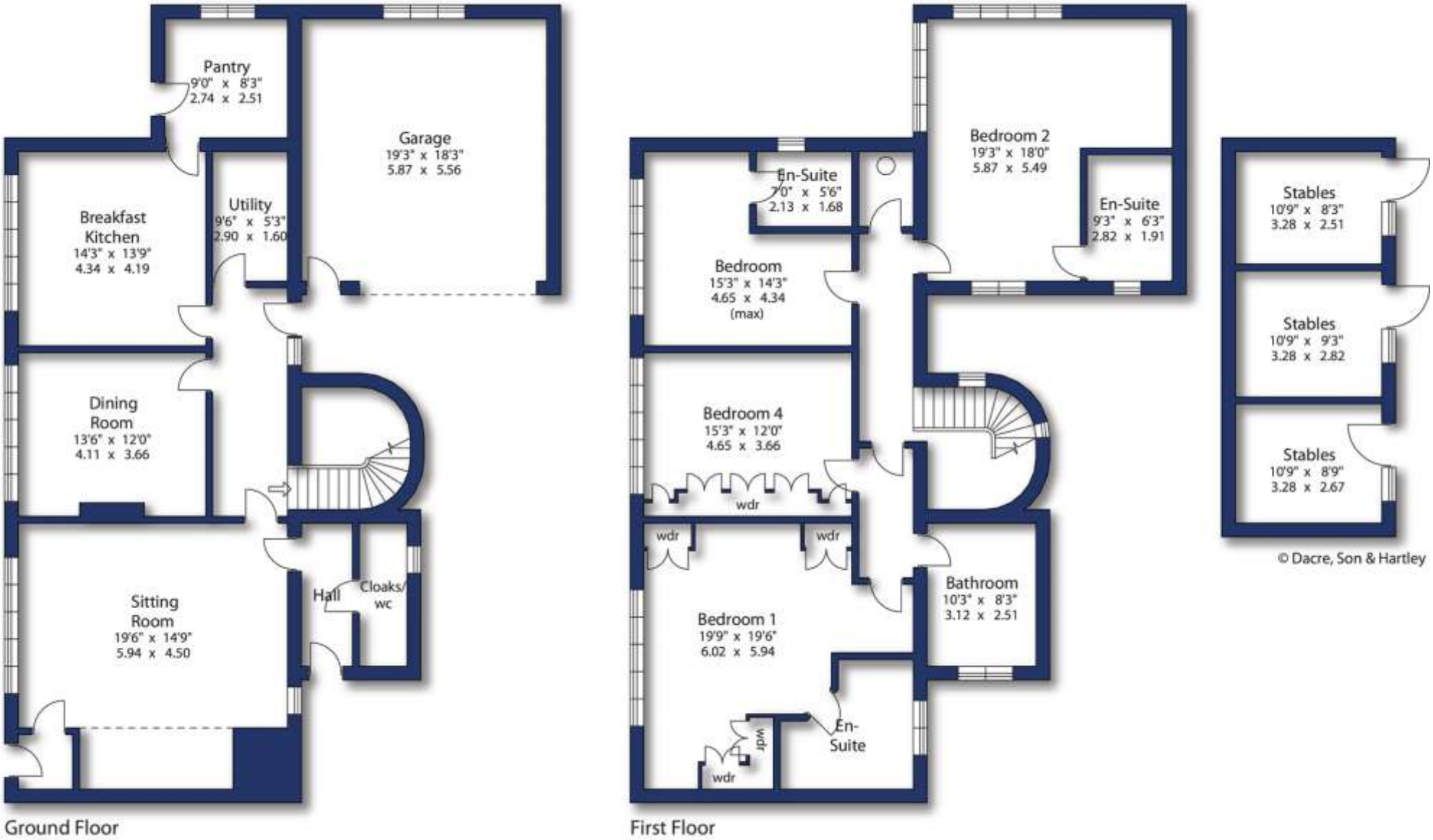








Floorplans



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Contact us
01943 600655
ilkley@dacres.co.uk

Directions

From Ilkley proceed towards Addingham and approximately half a mile after entering the 50 miles per hour zone (and just beyond the junction to Sandbeds on the right hand side), turn left onto Cocking Lane. Follow Cocking Lane for around a mile and a half through open countryside before turning left onto Straight Lane and this in turn runs into Moorside Lane. Continue along Moorside Lane for approximately half a mile where Lumb Beck Farmhouse will be found on the left hand side.

What3Words: everyone.crucially.magazine

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Grade II Listed Building, Listing Entry Number: 1133479
- Joint access with neighbouring property.
- Please note there is no gas to the property.
- Mains electricity is installed. Domestic heating and hot water provided by biomass boiler.
- Water supply from bore hole (joint with neighbouring property).
- Private drainage to septic tank.
- Garage and gated driveway parking.

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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

