

Craven Manor

1937

Farnhill, North Yorkshire

*A gracious family home with gardens and grounds
extending to around 3.9 Acres.*

DACRE, SON & HARTLEY

EST. 1820

Patrick McCutcheon FNAEA



A gracious family home

Dating from 1937, Craven Manor was constructed in a grand and impressive manor house style, reputedly for a newly wedded daughter as a gift from her father, J.H.Reddihough Esq of nearby Farnhill Hall.

For sale for only the third time since its construction, the longevity of occupancy underscores the desirability of this imposing period family home - a property enjoying a lovely and convenient location overlooking delightful gardens and grassland beyond - the whole extending to around 3.9 Acres (1.6 Ha).



ACCOMMODATION SUMMARY

Ground Floor: Entrance Vestibule; Reception Hall, three quarter oak panelled; Cloakroom; Drawing Room with impressive fire place; Snug with door to the Terrace; Dining Room; Family Room with extensive oak features; Inner Hall with side entrance door; Cloakroom; Kitchen with a broad range of integrated appliances; Breakfast Room; Play Room/Gym; Rear Lobby with Boot Room; Utility Room; Pantry.

First Floor: spacious Landing with moulded ceiling cornice and oak skirtings; Principal Bedroom Suite with Double Bedroom and Ensuite Bathroom; Guest Suite with Ensuite Bathroom; Four further Double Bedrooms; Two Bathrooms; Study and separate Office Suite.

Outside: Craven Manor is approached by a sweeping driveway leading to an expansive parking and turning area. There is a substantial four car garage along with a garden block comprising store, workshop, implement store and former kennels.

Expansive south facing stone paved terrace bordered by lawns with a further lower level lawn and well-stocked rockeries and borders.

Craven Manor stands within a substantial plot, with around 0.8 acres making up the gardens, house and parking. Grassland surrounds the immediate gardens, that extends to a further 3.1 acres and would be of interest to those with equestrian interests.









GENERAL REMARKS



LEEDS 24 Miles | ILKLEY 10 Miles | HARROGATE 26 Miles

Built of mellow stone beneath a stone slate roof, Craven Manor occupies a sheltered yet prominent position on the edge of Farnhill village and enjoys glorious views to the south across terraced gardens and its own grazing land towards the distant hills.

The accommodation is traditionally planned with a series of reception rooms running across the southern elevation supported by a well-proportioned kitchen, family/play room, breakfast room and office. There are six bedrooms in all, two of which have the advantage of ensuite facilities. Character features abound throughout and include deep cornice work, exposed mullions and charming oak details by Robert Thompson, 'The Mouseman' of Kilburn, signified by his trademark carved mouse characters.

Externally the property provides a wonderful sense of arrival with a sweeping

driveway running up the western side of the gardens to an expansive parking court, with four car garage and additional stores and workrooms beyond.

The village of Farnhill enjoys a lovely setting in the heart of the Aire Valley, occupying a south facing hillside position between the village moor and the Leeds Liverpool Canal – both offering the opportunity for lovely walks and other rural pursuits. Adjoining Kildwick is an historic village with its own public house, highly regarded primary school and 16th Century church.

Broader local amenities, including everyday shops, a health centre and secondary school are on offer within Cross Hills, with the historic market town of Skipton to be found some five miles away to the north. Skipton is renowned for its broad and



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partly cobbled high street with major retailers rubbing shoulders with numerous independent and specialist shops. There are excellent social and sporting amenities and the town is also home to Skipton Girls High School and Ermysteds Grammar School, both selective schools. A number of private schools are within easy daily traveling distance including Giggleswick and Bradford Grammar School.

A short drive over Silsden Moor leads to Ilkley, a thriving former Victorian spa town providing a colourful retail environment and some excellent dining opportunities.

Farnhill is only a short drive from both Cononley and Steeton, both communities being home to 'Metro' railway stations from where there are regular services throughout the day into Bradford and Leeds. From the latter there are frequent

daily connections to London Kings Cross, and Leeds Bradford International Airport is just some 18 miles away from Farnhill.

Beyond this wonderful Aire Valley setting, the area forms an ideal base for the broader business traveller including Harrogate – 26 miles – and the East Lancashire conurbations from where the M65 motorway leads towards Burnley and Manchester.





FLOORPLANS



Ground Floor



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First Floor

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DIRECTIONS

If approaching from Bradford/Silsden on the Aire Valley trunk road (A629), at the roundabout at Cross Hills take the fourth exit into Kildwick and follow the road through the village before entering Farnhill after approximately one mile, after which Craven Manor will be seen to the left hand side.

From Skipton, take the Keighley Road, turning left at Cononley Lane Ends and cross the canal bridge. Continue ahead for a further 300 yards and Craven Manor will be seen, prominently positioned, to the right hand side.



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

LOCAL AUTHORITY & COUNCIL TAX BAND

North Yorkshire County Council,
Council Tax Band H

TENURE

Please note that the grazing land surrounding the gardens, whilst freehold, is subject to a secure agricultural tenancy granted in 1978 and regulated by the Agricultural Holdings Act 1986. The current rent passing is £42.00 per annum. The current tenants have indicated that they would be prepared to surrender the tenancy subject to contract.

SERVICES & PARKING

All mains services are installed. Gas-fired heating and domestic hot water.

Expansive parking and turning area and a substantial four car garage.

INTERNET & MOBILE COVERAGE

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UK's four leading providers. For further information please refer to: <https://checker.ofcom.org.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. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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

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