



Manor House Barn, Bolton Road, Silsden, West Yorkshire, BD20 0FW

The most fabulous Grade II listed stone built barn conversion with amazing views and open aspects. Offering superb family accommodation over two floors with six bedrooms, five bathrooms and an open plan living/dining kitchen space that can only be described as magnificent. Fabulously presented throughout and the flexibility of using part of

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BD23 1HX

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Harrogate 21 miles, Skipton 7.4 miles, Leeds 23 miles (all distances

Guide Price: £1,250,000

- **Stunning country barn conversion**
- **Fantastic yet accessible rural setting**
- **Stunning Living dining kitchen**
- **Two further impressive reception rooms**
- **Six bedrooms**
- **Impressively presented throughout**
- **Five bathrooms**
- **Beautiful far-reaching views**
- **Ample parking and garage**
- **Possible multi-generational living opportunity**

Entry through a wooden door with glass panels to the side leading into an inviting hallway with ceramic tiled floor, feature push and pull storage cupboards, built in Oak wine rack and storage. An Oak balustrade and glass panelling lead to the first floor. There is the luxury of underfloor heating to the ground floor and a full integrated sound system through-out the property.

Into the impressive open plan living, dining and kitchen area measuring over 64ft in length with ceramic flooring, windows to three sides and two sets of bi-folding doors overlooking the Aire Valley, Reservoir and Silsden. There is an inset T.V area, an electric fire inset into the wall and exposed beams provide a natural division of the living and dining areas. The kitchen area offers a selection of bespoke units with Quartz worktops surfaces and window sills, an integrated Miele double oven, Miele induction hob and extractor, integrated fridge/freezer, an additional fridge, an Integrated Miele combi oven, a pair of wine coolers with an integrated drinks cabinet above and windows to two sides provide views over neighbouring farmland. Into a utility room housing the plumbing for the underfloor heating, boiler and a stable door provides access to the rear.

Off the hallway is a ground floor w.c., with a feature Burlington high flush w.c., Burlington wash hand basin, a chrome heated towel rail, comms cupboard and a window. From the hall, into a games room with a large feature aperture window and a door to the rear garden. From here, is a second staircase leading to the annex side of the upper floor. To the ground floor is a games/cinema room with a window to the front.

To the first floor from the main hall is a galleried landing providing access to both sides of the house with feature radiators and an airing cupboard. The master bedroom has windows to three sides, a Velux window to the ceiling and feature radiator. The good sized en-suite comprises of, twin sinks with Corian tops and vanity unit below, a bath with shower attachment, a concealed cistern w.c., a glass panel style shower with rain hood and attachment, Velux window and ceramic tiled floor with underfloor heating. The dressing area provides fitted wardrobes to either side, a feature radiator and a



window to the side. Into bedroom two with a window to the side and a concealed en-suite accessed through a wardrobe door. The en-suite includes, an oversized shower cubicle with glass screen, rain hood and shower attachment, a concealed cistern w.c., wash hand basin with vanity unit below, heated towel rail, Velux window and part tiled walls and floor. Bedroom three has a rear window and a Velux along with an en-suite which comprises of, a bath with shower over, a wash hand basin with vanity unit, a concealed cistern w.c., heated towel rail, Velux window and part tiled walls and flooring.

To the other side of the house is a family bathroom with an oversized shower having a glass screen and rain hood, a concealed cistern w.c., twin basins set in country style vanity units and a heated towel rail. The bedroom to the rear has an open ceiling with feature beams and wall with Velux windows to the rear. The adjoining utility room has a wood effect floor, wall and base units with stainless steel sink and space for a washing machine and dishwasher.

Enter through into the second landing with an oak and glass balustrade overlooking the feature barn aperture along with Velux windows to the front and rear. The final bedroom would be perfect as an annex with a window to the rear, a Velux window, exposed beams and an en-suite. The en-suite offers a shower with glass screen, rain hood and attachment, a concealed cistern w.c., wash hand basin, chrome heated towel rail and part tiled walls and floor.

Externally, there is a double garage with a remote control door to the front. An access is granted across a driveway from roadside. this is only access for three houses in total. The private driveway is through an electric gate to the ample parking area and double garage. The front garden has a feature tree with decorative borders surrounding and an Indian stone paved patio area. To other side of the property is an open lawned area and a Ha-ha overlooking the Reservoir taking in the best of the views. There are two other separate garden areas, one behind the garage and one to the rear of the house.



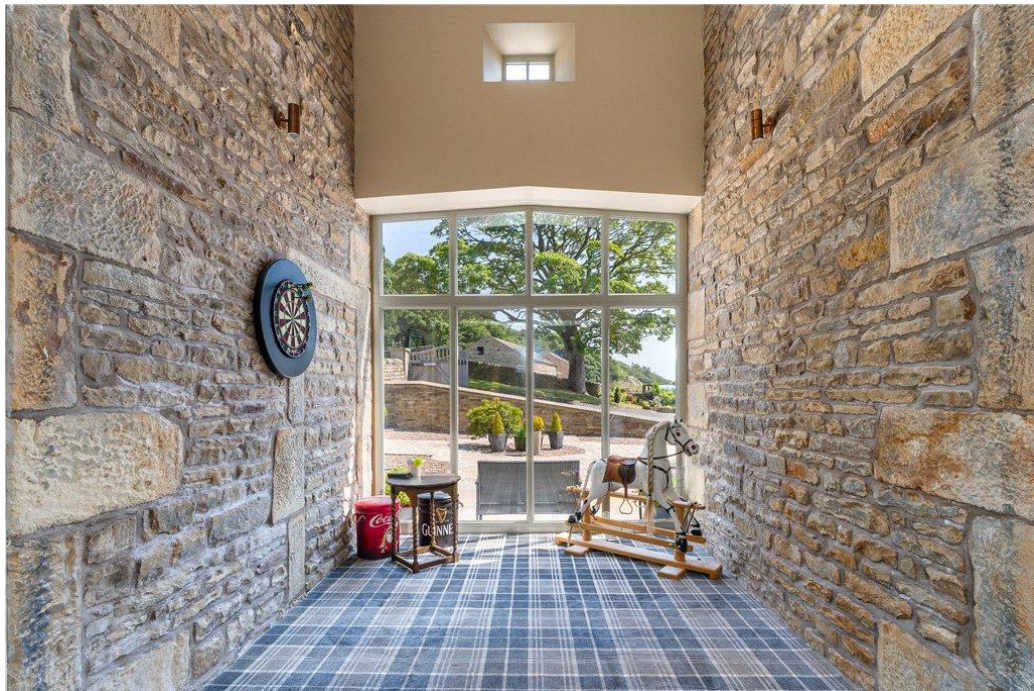
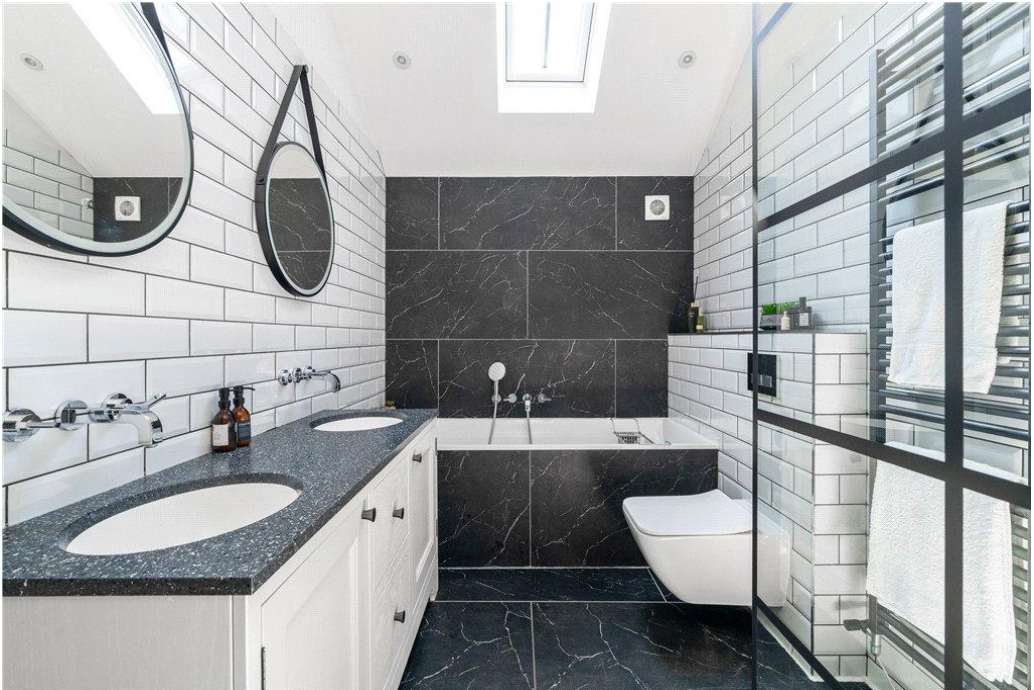




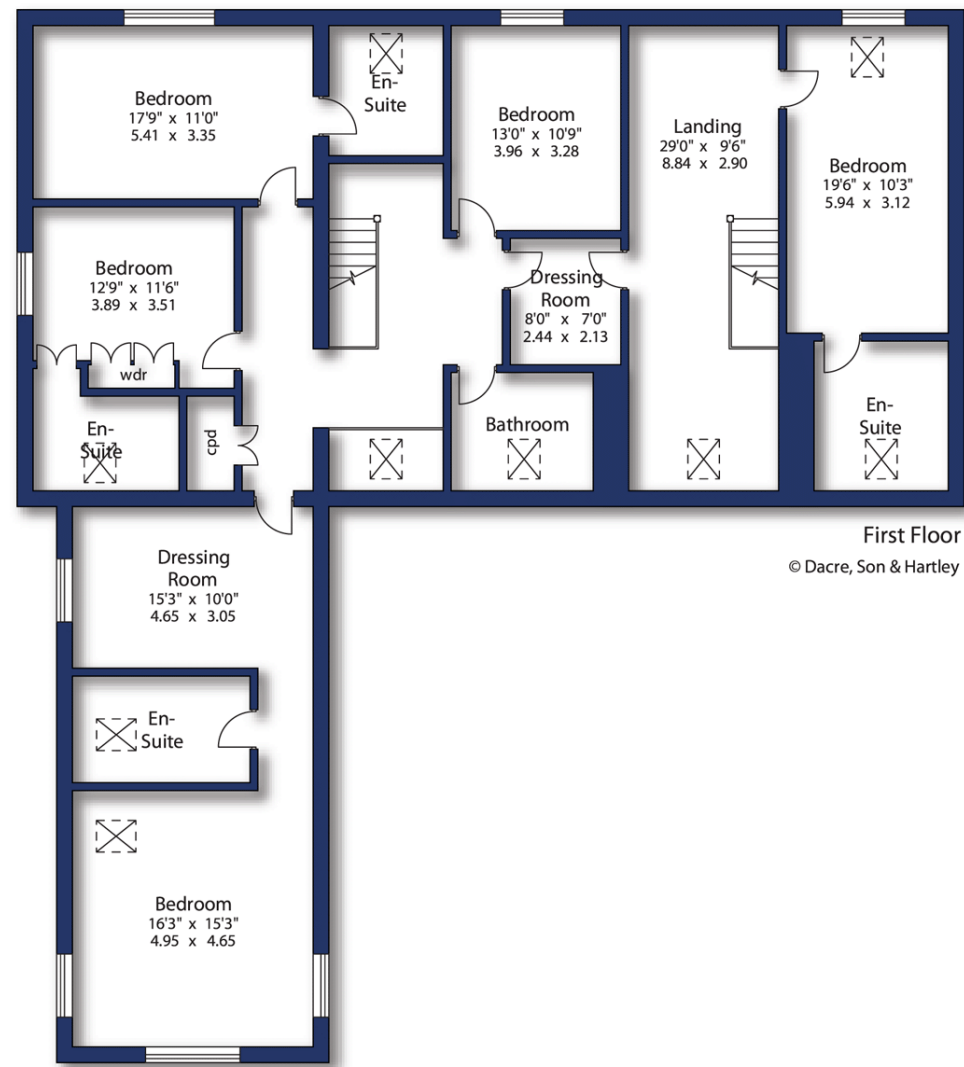
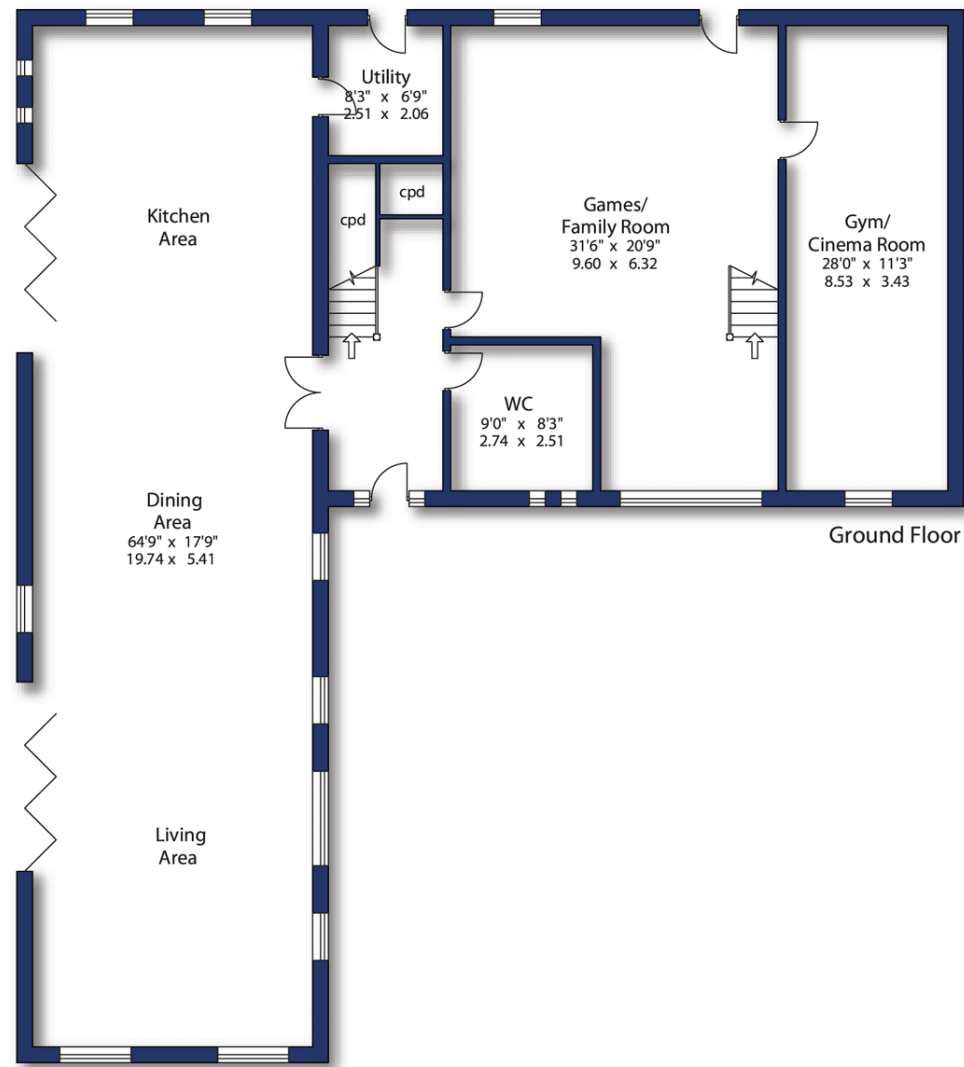


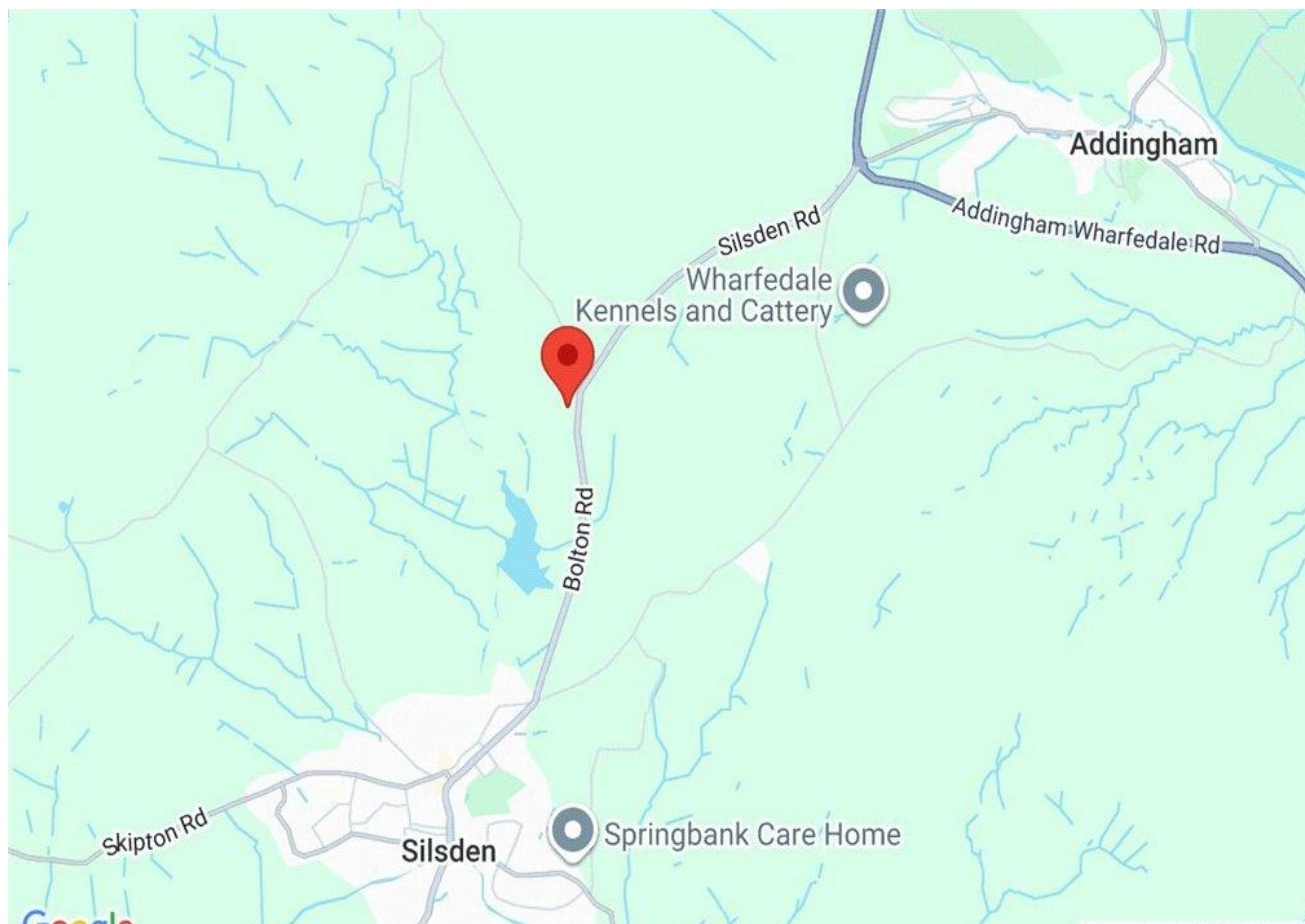




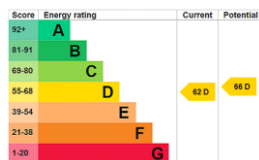


Floorplans





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Directions

When entering Silsden from Steeton proceed through the centre of the village taking Bolton Road heading towards Addingham. Continue up Bolton Road and as you leave Silsden follow the moor road to just before the crest where the property is located over the private driveway on the left. It is then round to the right at our Dacre, Son & Hartley 'For Sale' board.

What3Words durations.marathon.beaters

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, LPG and mains water are installed. The house has a private water treatment plan.
- A double garage and parking is on site
- The property is Grade II listed
- A right of access is from street side over the private road to the property

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://www.gov.uk/government/organisations/department-for-environment-food-and-rural-affairs/departments/department-for-environment-food-and-rural-affairs/department-for-environment-food-and-rural-affairs/department-for-environment-food-and-rural-affairs)

Agent's Notes

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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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