

Hardisty Farm

————— 1702 —————

Langbar, Ilkley

A substantial country home with grazing land and beautiful views

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Dacre, Son & Hartley

20 Yorkshire Offices

Patrick McCutcheon FNAEA



An historic country home

Hardisty is a wonderful country home enjoying a lovely and surprisingly convenient setting on the lower, south facing flank of Beamsley Moor. Carrying a date stone of 1702, Hardisty has been significantly upgraded by the current owners and now seamlessly blends impressive contemporary living with the endearing character and period details of the original buildings.

This historic home has seen many changes over the years, at one time forming a terrace of three cottages set adjacent to a detached barn. The whole is now combined to offer free flowing and generous family living, with four large reception rooms - many with the benefit of impressive stone fireplaces. It is often said that the kitchen is the “heart of the home”, and nothing could be more true in this case where the living kitchen forms a central hub, with seating, dining and preparation areas, as well as direct access to the gardens, coupled with some lovely views.

The former barn offers extensive garaging and storage, and at the first floor is a superb family room which could be equally suitable as play or entertaining space. The first floor also provides five double bedrooms and an office with bespoke fitted storage. The principal bedroom suite provides space and privacy with a substantial and well-appointed en-suite bathroom as well as a dressing room fitted with an extensive range of wardrobes and storage.

Externally Hardisty offers an ideal mix of well stocked gardens and grazing. The whole site extending to around 5.3 acres, with a colourful mix of shrubs, expansive terrace, former walled garden and substantial timber kabina set over two floors and with great potential.



ACCOMMODATION SUMMARY

Entrance Hall; Sitting Room, with exposed flag flooring and multi fuel stove within an inglenook fireplace; Living Room - a generously sized triple aspect Reception Room with oak flooring and gas fired stove within a stone fireplace; Dining Room – full of character and with a substantial Inglenook fireplace with multi fuel stove and French doors to the garden; Staircase Hall with Cloakroom off; Porch; Living Kitchen – a superb family hub with a comprehensive range of units with integrated appliances including a four oven Aga, seating area with multi fuel stove and Breakfast/Dining area within a glazed Atrium. French doors lead to the westerly facing terrace – ideal for alfresco dining; Utility; substantial Laundry Room with Cloakroom off; Boot Room and Coats Room. A pair of generous garages and additional storage.

First Floor:- Principal Bedroom Suite – luxuriously appointed with a very generous bedroom and substantial adjacent en-suite

Bathroom from where access leads through to a well appointed Dressing Room; four further double Bedrooms; a pair of house Bathrooms; Family/Entertaining Room – again full of character with a multi fuel stove; adjacent Office fitted with a comprehensive range of fitted furniture.

Outside, Hardisty offers comprehensive external amenities, with the principal accommodation forming an L-shape around a gravel parking court with pair of substantial garages off. Beyond there are delightful gardens with sweeping lawns, extensive shrub planting, a meandering stream and substantial kabina which has appeal for a variety of uses.

Beyond the immediate gardens is an area of grazing along with a former walled garden. The whole site extends to approximately 5.32 acres.





LOCATION



SURROUNDED BY
SOME OF THE FINEST
COUNTRYSIDE IN
THE REGION

SKIPTON 9 Miles | HARROGATE 18 Miles | LEEDS 20 Miles

The farmsteads and cottages which make up the dispersed community of Langbar enjoy a beautiful setting on the south facing hills of Wharfedale, in the lee of dramatic Beamsley Beacon. An ideal location for those seeking a home in a peaceful rural setting, yet within easy reach of nearby Ilkley. Numerous footpaths pass through lovely countryside and across Beamsley Moor, whilst to the south, a mile or so distant, a footbridge crosses the river Wharfe leading to the village of Addingham with its extensive range of amenities and popular pubs.

From Hardisty a country lane meanders across the moor in to Ilkley, a town justifiably renowned for its first-class shopping, where 'high street' stores rub shoulders with a colourful mix of independent shops. There are numerous dining opportunities, from fine dining to family favourites, along with a local cinema, theatre and The Winter Gardens which regularly host popular performances. The town is blessed with highly regarded schools, although a number of private schools for children of all ages are within comfortable daily travelling distance.

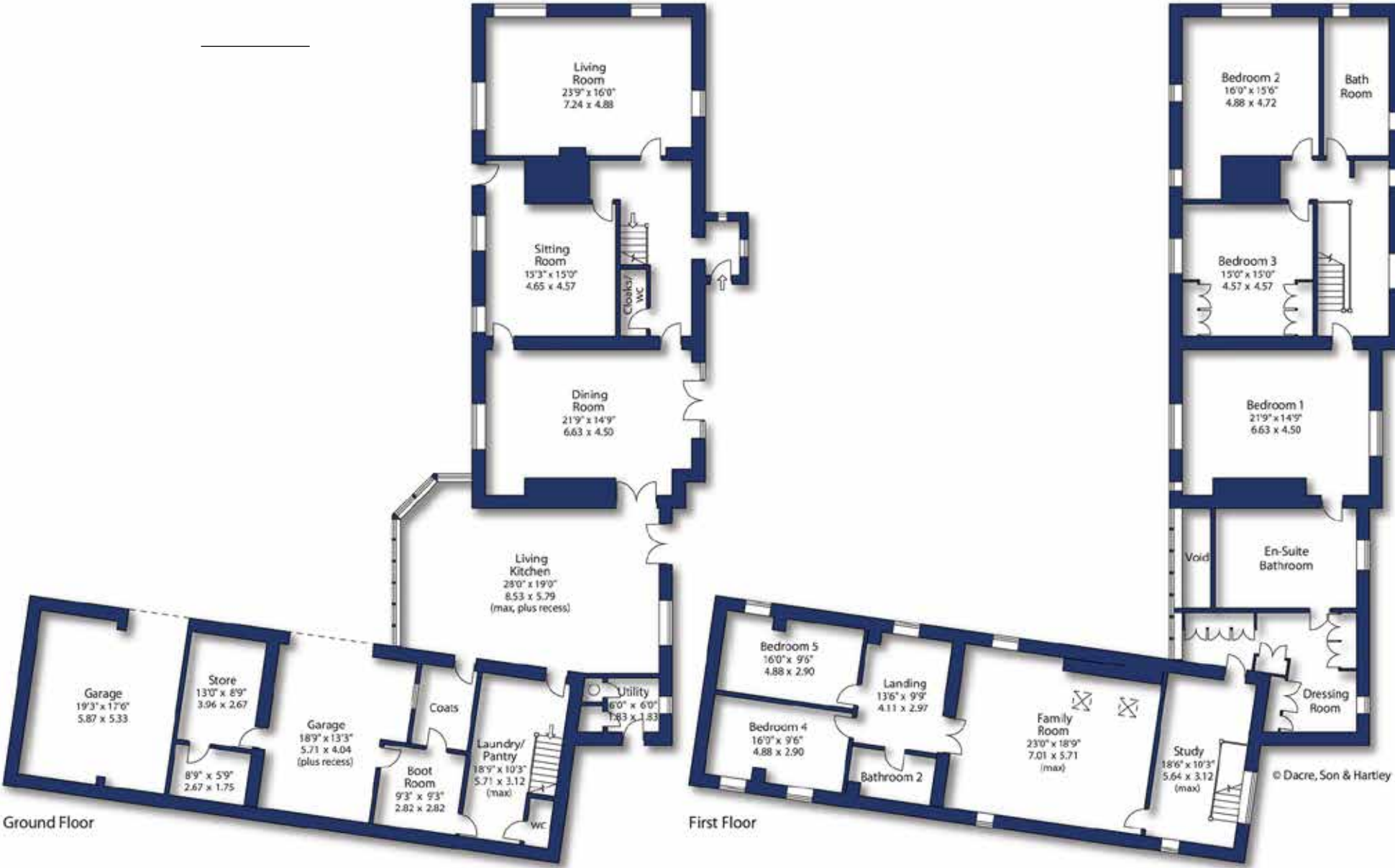
Mid Wharfedale offers some of the finest countryside in the region – the river and rugged moors provide many an opportunity for rural pursuits including challenging walks, fell running, mountain biking and road cycling. Local clubs cater for traditional sports including hockey, rugby, padel, tennis and golf.

Beyond this wonderful setting the area forms an ideal base for the North and West Yorkshire business traveller, with the local cities of Leeds and Bradford, as well as nearby

Harrogate, all being within comfortable daily travelling distance. From Ilkley's central station there are frequent services throughout the day into both local cites. From Leeds there are regular onward connections to London Kings Cross. Leeds Bradford international airport is just some 12 miles from this impressive rural home.



FLOORPLANS



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DIRECTIONS

From our office in the centre of Ilkley, proceed down Brook Street, through the main traffic lights and take the first left turn on to Denton Rd after crossing the main river bridge. Continue, climbing out of town on to Langbar Rd. After the cattle grid, cross the moor and Hardisty will be seen to the left hand side, approximately 3/4 of a mile from the cattle grid.

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

Harrogate District Council. Band H

TENURE

Freehold.

SERVICES & PARKING

Mains electricity. LPG fired heating and domestic hot water, supplemented by a number of multi fuel stores. Private water and drainage.

Gravel parking court with two garages

INTERNET & MOBILE COVERAGE

For information on Internet and Mobile coverage access the Ofcom website from this link <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

FLOODING

For information on flood risks please use this link Check for flooding in England - GOV.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 £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 any alternative provider), Dacre, Son & Hartley reserves 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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