



Whetstone Farm, Bayton Lane, Horsforth

This beautifully layered home blends timeless charm with modern versatility offering character features including exposed beams and fireplaces, alongside bright, open spaces - perfect for entertaining or unwinding. With four bedrooms, multiple reception areas, one bedroom annex and garden oasis complete with a pond and patio, it is a sanctuary designed for family life and quiet privacy with equestrian facilities and business opportunities.

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Whetstone Farm, Bayton Lane, Horsforth, Leeds, West Yorkshire, LS18 5EZ

Leeds 7 miles, Bradford 8.5 miles, Harrogate 14 miles, Skipton 21 miles
(all distances approximate)

Guide Price: £1,250,000

- Whetstone Farm dates back to the 1600's
- Beautifully restored, refurbished stone residence with separate annex
- Privately situated yet close to excellent transport links and facilities
- Private drive with gated access, garage, workshop and large driveway
- Approximately eight acres of land
- Equestrian facilities - stables, pony barn, tractor barn, riding arena
- Stunning views and countryside aspect



General Remarks

Set on one of Horsforth's sought-after tree-lined avenues, this magnificent characterful home represents a truly rare opportunity to acquire a property with period features combined with a modern twist. Peacefully tucked away, yet within a short distance from the town centre, excellent amenities including the train station, airport and schools - the property strikes the perfect balance between seclusion and convenience.

Approached through secure electric gates, the house is nestled within approximately eight acres of garden and land with stables, barns and riding arena. A sweeping driveway leads to a double garage and a workshop, while the extensive grounds provide an abundance of outdoor space, perfect for family life and entertaining.

The property briefly comprises; the ground floor is a haven of space and light has a conservatory to welcome you in, a large open plan farmhouse style breakfast kitchen with Aga and stable door leading to the rear garden, off the kitchen is a wc and cloak. The dining room is perfect for big family occasions and the main lounge is rich in character, featuring exposed beams, a beautiful fireplace, and ample room to curate a cosy yet spacious feel all year round, there is also a further snug or reading nook. To the first floor are four very good sized double bedrooms, with the primary bedroom having vaulted high ceilings and far reaching views, two of the bedrooms have generous en-suites. There is a modern house bathroom and all the bathrooms have been upgraded to a very high standard.

There is separate dwelling, a one bedroom annex which is ideal for a relative or a potential business opportunity.

Externally - Spanning eight acres, this exceptional property offers fenced paddocks with a stable block for five horses, a further pony barn and tractor barn with an outdoor arena. An ideal setup for equestrian enthusiasts or those seeking versatile outdoor space. With potential for conversion (subject to planning), the stables could also serve as a training facility or a haven for car lovers. To the front, a picturesque walled courtyard sets the tone, which has been landscaped with pond and summer house with bi folding doors. A gated driveway provides parking for multiple vehicles (fifteen plus), along with a double garage and further workshop with plumbing and power. This superb family home is a rear find in such a popular location, - we strongly recommend a viewing or further enquires!

Whetstone Farm is approximately one mile from the centre of Horsforth, a very popular suburb of Leeds which has every facility and amenity one would need. The centre of Leeds is only five miles away and easily accessible by car or rail from Horsforth train station. From the property it is also easy to get out and about into the Yorkshire Dales and to the popular towns of Ilkley, Otley and Harrogate.

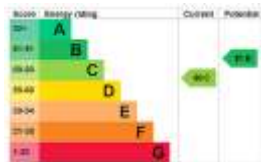
Floorplans



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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Services To be advised
- Double garage and off street driveway parking

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](#)

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