



Crow Trees Farm, Green Lane, Silsden

Set within 17.7 acres of land and surrounded by beautiful open countryside in this rural yet accessible location, is this stunning and extensive Grade II Listed character home featuring the original farmhouse, converted barn and extensive storage with fantastic future potential if required.

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Crow Trees Farm, Green Lane, Silsden, West Yorkshire, BD20 9HU

Skipton 6 miles, Harrogate 22 miles, Leeds 24.5 miles (all distances approximate)

Guide Price: £1,495,000

Accommodation

Ground Floor: Entrance Porch; Breakfast Kitchen; Studio; Study; Dining Room; Parlour; Entrance Hall; Sitting Room and Games Area; Shower Room.

First Floor: Master Bedroom with Ensuite; Bedrooms Two and Three with mezzanine bed decks; House Bathroom; Galleried Landing; Bedroom Four.

Outside: Double height garaging; Workshop with first and second floor storage areas. Extensive driveway parking, lawned gardens, shepherd's hut and over 17 acres of pastureland.

General Remarks

This is a rare opportunity to acquire, with no onward chain, a substantial, Grade II Listed character property with excellent further potential to extend the accommodation if required (subject to consents) in this idyllic rural location that is within comfortable driving distance of Ilkley, Skipton and Silsden alike. The property is accessed by its own private drive and sits well within its gardens and surrounding land which extend to around 17.7 acres (7.17 Ha) in all and provide the property with appealing views from all aspects and an excellent level of privacy.

The accommodation, which is extensive yet homely, offers a flexible layout which is sure to appeal to a wide range of personal requirements and due to the extensive space within the barn, may provide potential for further accommodation, subject to any consents.

The accommodation in brief includes to the farmhouse, an entrance porch leading into a large farmhouse kitchen with access to the rear, stairs to the first floor master bedroom and access to a rear studio and study that could be used for a multitude of purposes. Leading from the farmhouse kitchen is a dining room with open fire, which leads in turn to the parlour with staircase to the first floor and access to the second and larger entrance hall. Being semi open plan to the parlour, and divided by an open fire is a most impressive sitting room that enjoys a



great deal of natural light provided by the old barn openings and is amply big enough for a games area or separate reception space. Also to this level is a useful shower room and access to the principal garaging.

To the first floor is a master bedroom, accessed predominantly from the farmhouse kitchen and features ensuite facilities, whilst the main body of the bedroom accommodation is accessed from the parlour and includes two further double bedrooms with mezzanine bed decks and a house bathroom. Further bedroom accommodation is accessed from the sitting room which arrives onto the galleried landing, where you will find another double bedroom.

There is extensive garaging and storage which briefly includes a double height garage with large opening which would comfortably house a large vehicle/s, a separate workshop and store with steps leading up to two further levels of storage, the upper providing basic access to a floor sitting above the main garage.

To the outside there is ample off street driveway parking, both to the front and rear of the property, extensive gardens including a wildlife pond, shepherd's hut with electrics installed, and around 17 acres of farmland.









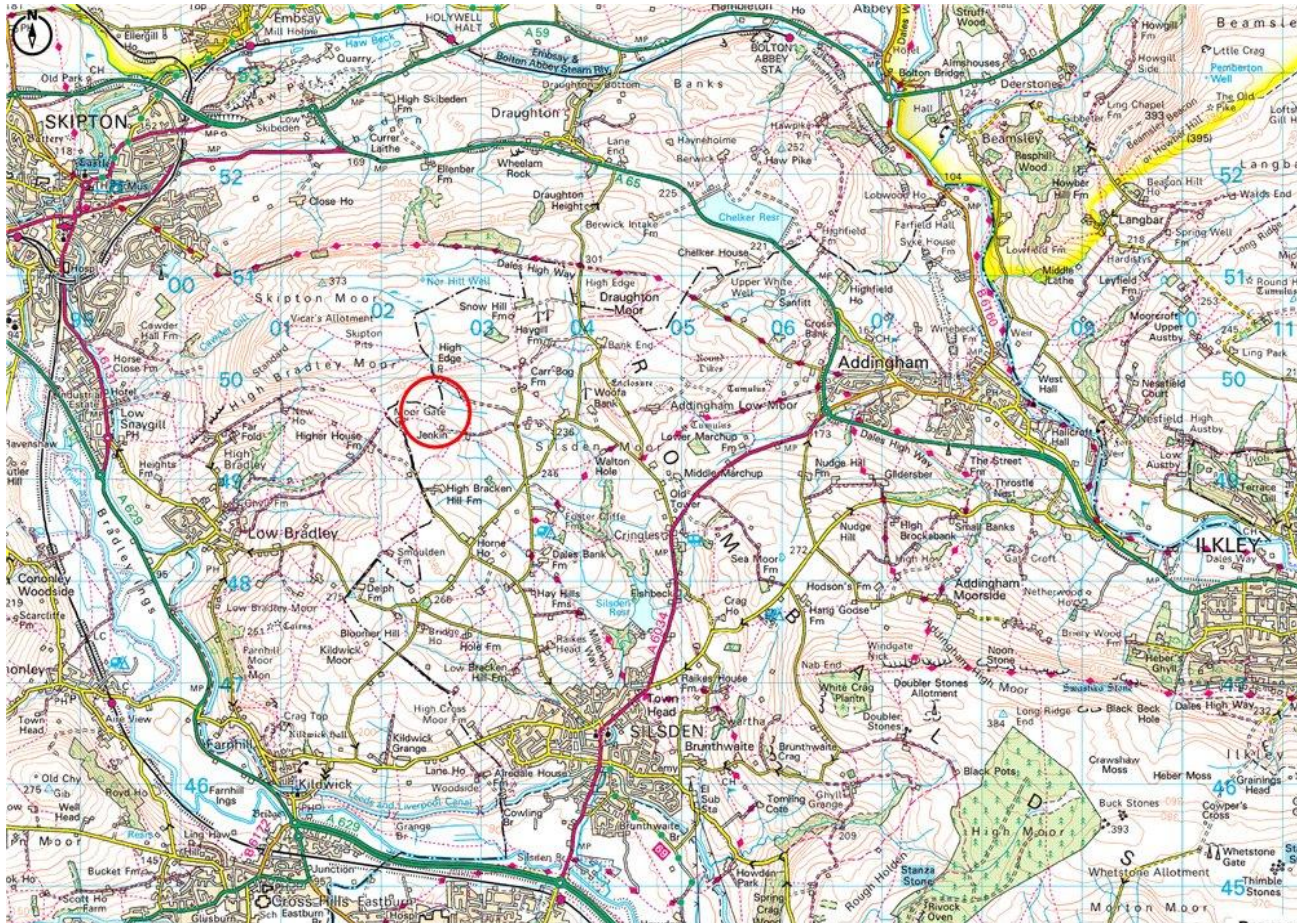




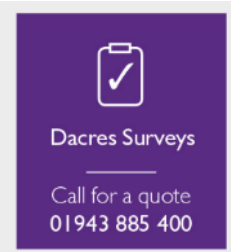
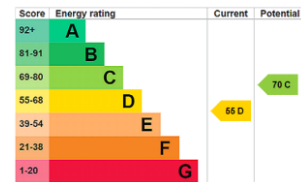


Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Directions

From our office in Ilkley proceed out of town towards Addingham, following the bypass up the side of the village to the first roundabout. Take the first exit (sign posted Keighley/Silsden) and continue for approximately one mile. On the brow of the hill turn right onto Cringles Lane. Follow the country road, which bares left becoming Walker Lane and later Kit Lane, for approximately 3 miles. Turn right onto Kiln Hill Lane leading to Green Lane and after passing High Bracken Hill Farm on the right, turn right over the silver cattle grid onto the property's private driveway.

What3words: degrading.distract.native

Please note - do not follow the post code satnav for directions.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Crow Trees Farm is a Grade II Listed Building. List Entry Number: 1267372
- A footpath along the track to the front of the house is a public right of way.
- Neighbouring Moorgate Farm has access across track to the front of the house.
- A Farm Business Tenancy agreement is attached to part of the land.
- Mains electricity with oil fired central heating. Water is via a private supply and drainage via septic tank. There is no gas connection to the property.
- Garage and 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](#)

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 £26.10 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. Dacres Ref: SKI220120

