



HAGWOOD FARM HOUSE
Menston, Near Ilkley

Carter Jonas

HAGWOOD FARM HOUSE, BLEACH MILL LANE, MENSTON, LS29 6AN

Ilkley – 7 miles

Otley – 3 miles

Harrogate – 15 miles

Hall • Cloakroom • Inner hall • Sitting room • Dining room • Garden room • Study/store • Breakfast kitchen • Utility room • First floor landing • Three double bedrooms • Occasional fourth bedroom • House bathroom with separate WC • Double garage • Ample additional parking for several vehicles • Lawned gardens to the front and side with a south and west facing orientation • Lovely edge of village setting

Hagwood Farm House occupies a private and little known position on the western edge of the village, within walking distance of the Post Office, primary school, library, community centre, local public houses and shops. Good road communications are also nearby and provide easy access to the surrounding towns of Ilkley, Otley, Guiseley and Harrogate, together with the business centres of Leeds and Bradford. Menston railway station is located within a few minutes' walk and provides frequent daily services to Leeds, allowing for a convenient onward journey to London. Leeds Bradford Airport is situated within a fifteen minute drive.

Hagwood Farm House is an attractive stone built detached former farm house which is Grade II listed, with origins dating back to the 18th Century. The property provides well proportioned accommodation which extends to over 2,500 sqft (232 sqm) of living space. It occupies a lovely setting in a quiet backwater position, just off the village's Main Street. It also has an attractive and good sized lawned garden, lying to the front and side, with a choice south and west facing orientation.

A LOVELY GRADE II LISTED DETACHED PROPERTY PROVIDING SPACIOUS AND WELL PROPORTIONED ACCOMMODATION OF CHARM AND CHARACTER, WITH PRETTY LAWNED GARDENS TO THE FRONT AND SIDE, OCCUPYING A DISCREET POSITION IN A QUIET BACKWATER ON THE WESTERN EDGE OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE.



The accommodation is arranged over two floors and includes an entrance hall to the rear of the house, cloakroom, three good sized reception rooms, study/store, breakfast kitchen and a utility room. On the first floor is a landing, three double bedrooms, an occasional fourth bedroom (you have to walk through this bedroom to get to the principal bedroom) and a house bathroom.

Outside, there is a recently built double garage to the rear with ample additional parking to the frontage, together with the lovely aforementioned gardens to the front and side.

ADDITIONAL INFORMATION

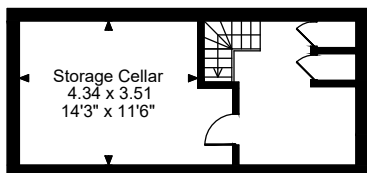
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

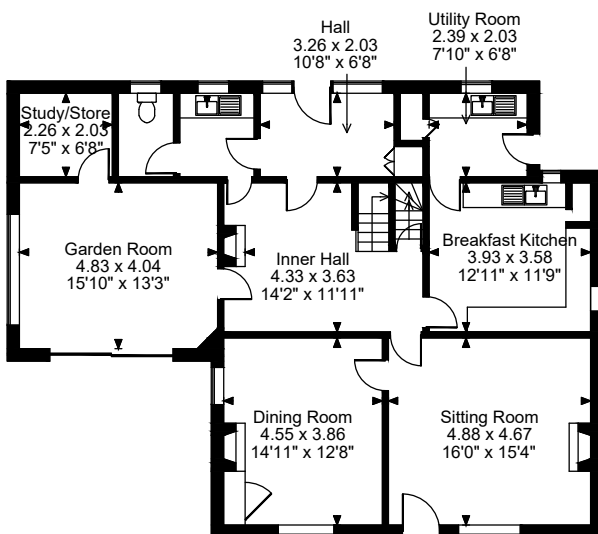
Directions - LS29 6AN: From the centre of the village head in a north westerly direction. Proceed past the Malt Shovel and Menston Arms public houses. At a tight left hand bend, turn right into Bleach Mill Lane. Follow the road to the right and Hagwood Farm House is in front of you. Parking is to the rear of the house.



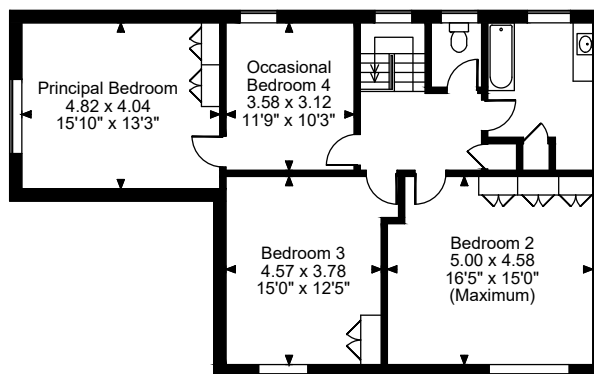
Hagwood Farm House, Menston
Approximate Gross Internal Area
247 sq m / 2,662 sq ft
(Including Cellar)



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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