



**Hardings Lane, Ilkley, LS29 0EP**  
**Per Month £2,200 Per Month**

**E&H** Edkins Holmes  
ESTATE AGENTS

A stunning detached barn conversion occupying a beautiful rural setting with far-reaching countryside views across the surrounding landscape. The property enjoys attractive lawned gardens, a large pond and a small woodland area, together with a sheltered paved seating area. Internally, the accommodation comprises a stylish kitchen, spacious living room with open-plan dining area, cloakroom, and three double bedrooms, one of which benefits from an en-suite bathroom. The raised pond lawn and woodland area are maintained by the landlord. Offered unfurnished. The property benefits from oil-fired central heating, underfloor heating throughout the ground floor, radiators to the first floor, and double glazing throughout. Water and drainage are provided via a borehole and septic tank system please note there is an additional cost of £80 per month for this.



## Ground Floor

### Entrance Hall

With tiled flooring and access to the principal accommodation.

### Hallway

With tiled flooring and coat hooks.

### Cloakroom/W.C.

Fitted with a low-level W.C. and pedestal wash basin. Tiled floor, part-tiled walls and extractor fan.

### Living Room/Dining Room

A spacious and characterful reception room featuring attractive wooden flooring, exposed beams and lintels, and a large feature window. Additional windows to the side and rear elevations enjoy delightful views over the pond and down the valley. A door provides access to the outside.

### Kitchen

A stylish modern kitchen fitted with a range of wall and base units with wooden worktops and an inset sink with mixer tap. Integrated appliances include a large electric oven, four-ring hob with extractor hood, fridge freezer, dishwasher, microwave, and washer/dryer. Tiled flooring, side entrance door to paved area and a window overlooking the gardens and pond.

## First Floor

### Landing

With skylights and an open staircase.

### Principal Bedroom

A spacious double bedroom featuring attractive wooden flooring, an exposed timber lintel, a contemporary radiator, and a window overlooking the gardens and pond.

### En-Suite Bathroom

Beautifully appointed with a shower and glass screen, wall-mounted wash basin with mixer tap, and wall-mounted W.C. Further features include tiled walls and flooring, heated towel rail, extractor fan, shaver point, mirror, and skylight.

### Bedroom Two

A double bedroom with attractive wooden flooring, exposed lintel beams, contemporary radiator, wall lights, and feature three-quarter-height windows to the side elevation. A further window enjoys views down the valley.

### Bedroom Three

A further double bedroom with wooden flooring, exposed lintel, large window, skylight, and contemporary radiator.

### House Bathroom

A modern bathroom comprising a panelled bath with shower over and glass screen, wall-mounted wash basin with mixer tap, and wall-mounted W.C. Heated towel rail, extractor fan, shaver point, mirror, tiled walls and flooring, and a window overlooking the gardens.

## Outside

### Gardens

The property is surrounded by attractive lawned gardens incorporating a large pond, far-reaching countryside views, and a sheltered paved seating area. An outbuilding houses the oil tank and water softening system and is not available for storage.

### Parking

A large gravelled parking area is situated adjacent to the property.

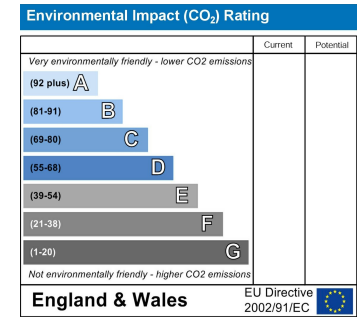
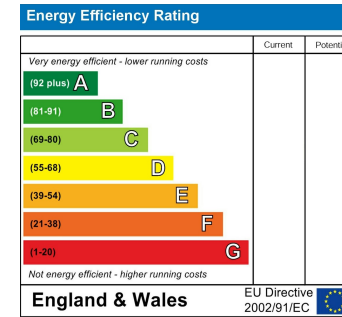
### Additional Information

Please note that the property is accessed via a gravel track of approximately half a mile from the main road.

### Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily

comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.









Ground Floor



First Floor

## Middle Laithe Barn