



# LOW WOOD FARM OFF RUES LANE TIMBLE LS21 2NS

Guide price £1,250,000

## FEATURES

- Outstanding Location With Stunning Views In A Private & Peaceful Setting
- Four First Floor Double Bedrooms, All With En-suite Areas
- Further Potential Living Space To The First Fixed Side Rooms
- Ground Source Heat Pump & Outstanding Insulation Factors Throughout
- Smart Modern Bathroom Fittings Throughout
- Stone Built Barn Conversion Set In 0.93 of an acre
- Sitting Room, Dining Room, Home Office, A Boot Room & Dining Kitchen
- Ample Parking For Several Vehicles
- Luxurious Zoned Underfloor Heating Throughout
- EPC Rating B / Tenure Freehold / Council Tax Band G



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# Converted Barn Set In An Idyllic, Private & Peaceful Location

With breathtaking views over the adjoining countryside, located in an area noted for its outstanding natural beauty, we are delighted to offer for sale a rare opportunity to purchase a handsome stone built barn conversion offering an impressive 3700 sq ft of accommodation set in a total plot size of 0.93 of an acre. Painstakingly re-built over many a year, the owners have utilised modern technologies and technics to provide a highly insulated home that includes a ground source heat pump and heat recovery system with underfloor heating throughout, all time and temperature zone controlled giving this fine home an outstanding energy rating of 84 (EPC B) creating a warm and energy efficient home.

The living space to the ground floor flows seamlessly from the spacious central hallway with a feature double height barn window through to the large sitting room. There is also a dining room, a valuable home office and the dining kitchen. Utility room, a boot room and downstairs shower room, together with the two large side rooms yet to be fully developed. Although most of the work has been painstakingly completed on this fine property, and to a very high standard throughout, there is still an area where a new owner can easily put their own personal stamp on this home. There are as mentioned above, two large adjoining rooms located to the ground floor, simply separated by a stud wall, which had the owners not been moving had planned to turn this combined area into a highly impressive 30' x 20' living and dining kitchen that would become the showpiece of the home. A lot of the first fix has already been put in place for this and the owners are happy to share the plans and visuals they had prepared for this area.

The first floor incorporates four spacious double bedrooms with each one having its very own en-suite areas with just the en-suite to finish in the principle bedroom and you will have a truly outstanding character and energy efficient home to enjoy for many a year.

## Information From The Sellers

Low Wood Farm, the property is super insulated boasting 75mm of PIR foam cavity wall insulation fitted to the inner 100mm blockwork cavity walls with a 75mm clear cavity from the 150mm natural stonework outer skin, fitted with 100mm PIR

foam floor insulation, 100mm of PIR roof insulation at apex level with 175mm of PIR foam insulation at ceiling level.

The first floor has 50mm of PIR foam insulation with 2 layers of sheep's wool providing superior both heat and sound insulation between the ground and first floor. All the internal dividing walls are 95mm blockwork or 95mm timber stud dividing walls and are insulated with sheep's wool fitted between the stud work.

The property has the benefit of the heating and hot water provided by a Nibe S1155 Ground source heat pump, the heat pump efficiency is A+++ one of the most efficient heat pumps on the market today, heat is gathered from 4 x ground loops with a total of 800 linea metre's of ground loops buried 1metre below the ground located in the garden area at the rear of the barn. The hot water is supplied from a super insulated 500 litre hot water tank with a timed bronze circulation pump to ensure there is little or no delay in drawing hot water from any part of the barn. The tank is located to the side of the Nibe heat pump, all of this equipment is located in the utility room discreetly hidden by kitchen cabinets. The Nibe heat pump has a Smart Control which has an outside temperature sensor which measures the outside temperature and provides a heat curve based on this sensor and the internal flow and return sensors to provide a consistent temperature throughout the whole building. The heating is distributed via underfloor heating pipes to both the ground and first floor areas, room stats are located in every rooms to allow monitoring of the room temperatures.

All of the internal distributing pipework is insulated copper with the exception of the underfloor heating pipework which is 16mm PE-AL-RT pipework at 100mm centres.

All the internal taps and shower valves are premium Hansgrohe with the exception of the in bedroom bath floor mounted tap set which is Victoria & Albert again a truly premium product. All the sanitary fitting and shower trays are all premium quality. The bedroom bath is a luxury 'Jacuzzi' bath complemented with LED lighting.

The property occupies a very private position on the edge of Timble, a small



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village on the slopes of the Washburn Valley, with amenities including a village hall and a public house, the Timble Inn. Timble itself offers easy access to the thriving towns of Harrogate, Ilkley, Otley and Skipton all offering a wide choice of shopping and recreational facilities. The stunning countryside of the Nidderdale Area of Outstanding Natural Beauty, offers many walks such as Fewston or Swinsty Reservoirs, cycling, and riding routes, all within easy reach.

### **Tenure, Services And Parking**

Tenure: Freehold

Mains Water and Electric. Sewerage to a private waste treatment plant.

Parking: Ample parking for several vehicles.

### **Council Tax Harrogate**

North Yorkshire Council Tax Band G.

### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to two of the four main carriers, being O2 and Vodafone. For further information please refer to:  
<https://checker.ofcom.org.uk>

### **Viewing Arrangements**

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us [info@shanklandbarraclough.co.uk](mailto:info@shanklandbarraclough.co.uk) or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

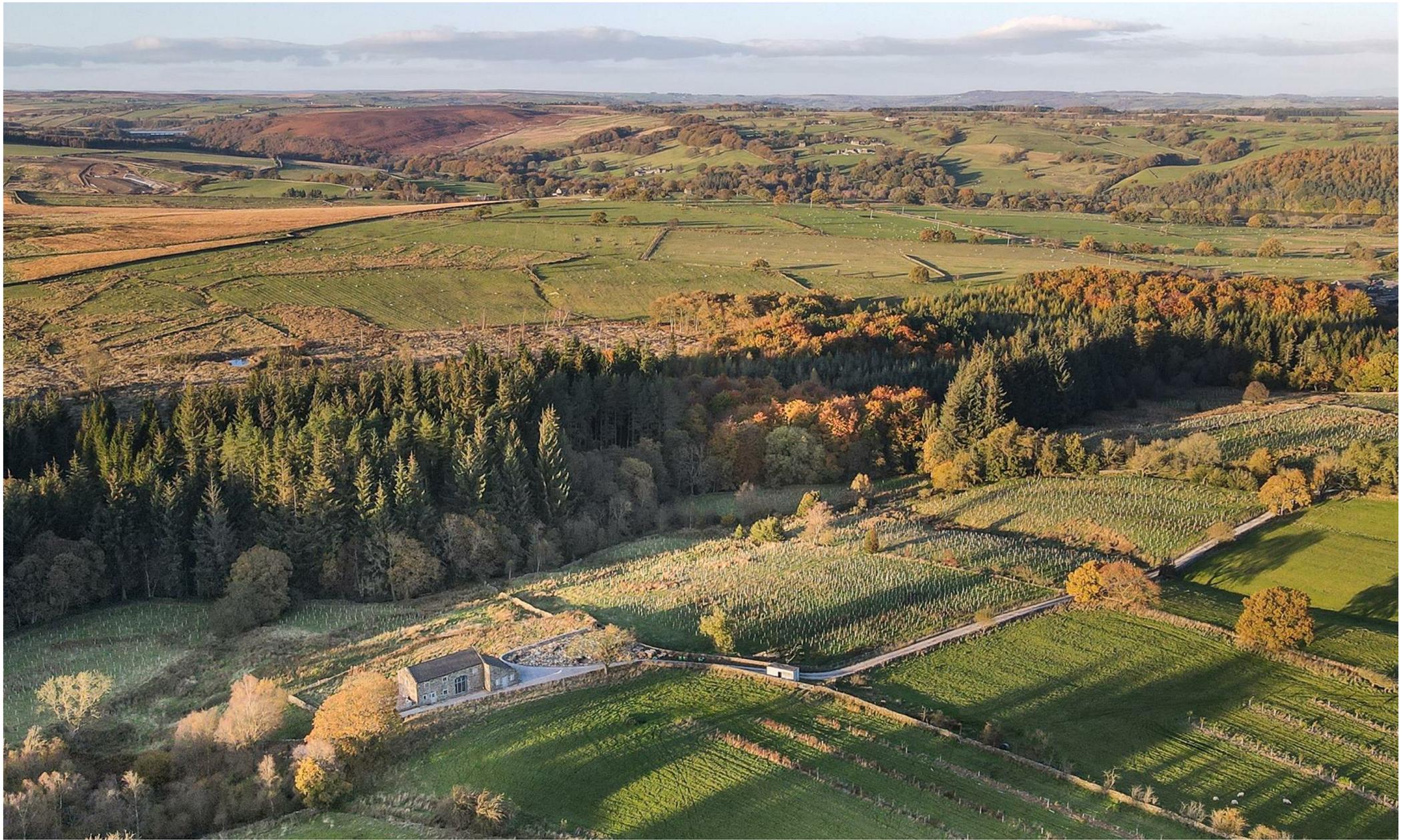
### **Opening Hours**

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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### **Offer Acceptance & AML Regulations**

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

### **Please Note**

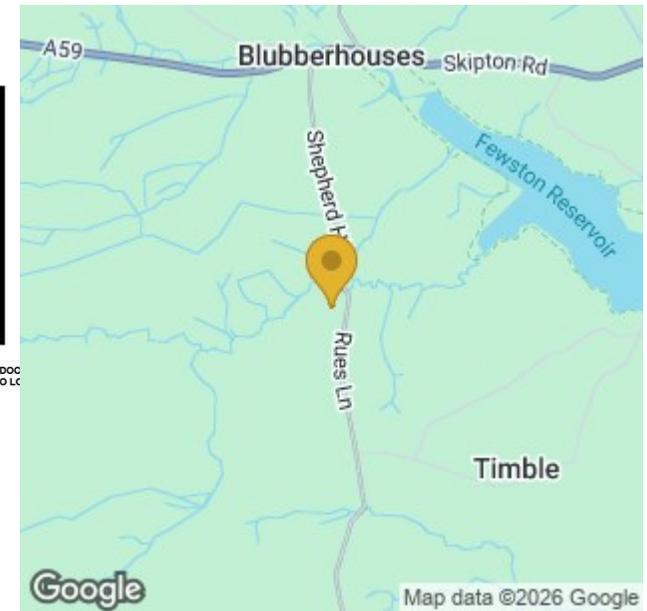
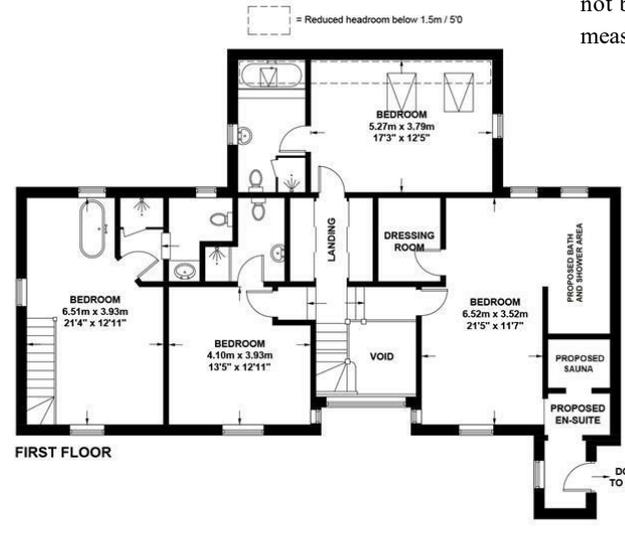
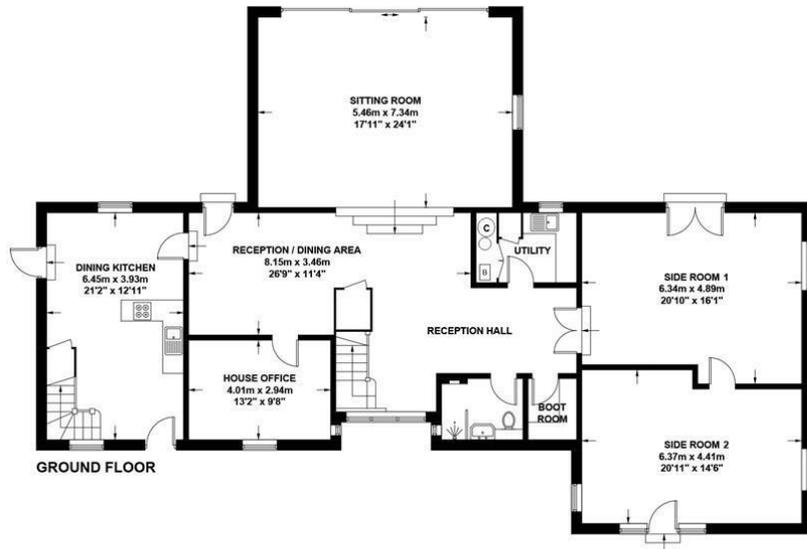
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale. The containers and building materials to the side of the house will all be removed prior to completion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			
(81-91) B		84	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This plan is for guidance only. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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