



# 'THE MYSTLE' MOOR FARM CROSS LANE GUISELEY LS20 9NS

**Asking price £825,000**

## FEATURES

- Beautiful Stone Built Detached Barn Conversion
- Parking And A Detached Double Garage
- Light and Airy Sitting Room With A Focal Exposed Brick Fireplace
- Set In The Countryside, Yet Conveniently Close To Guiseley And Its Excellent Amenities
- Set Within A Total Plot Of Approximately 5 Acres
- Traditional Farmhouse Style Dining Kitchen
- Formal Garden And An Enclosed Paddock
- EPC Rating F / Tenure Freehold / Council Tax Band F



# 4 Bedroom Barn Conversion located on the edge of Guiseley

With approximately 5 acres, Nestled in the picturesque setting of Cross Lane, Guiseley, this charming barn conversion offers a unique blend of rural tranquillity and modern convenience. Spanning an impressive 1,624 square feet, the property boasts four generously sized bedrooms, making it an ideal family home. The spacious reception room is perfect for entertaining or relaxing, while the character features throughout the property add a touch of warmth and charm.

Set within a delightful plot of just over 5 acres, this property includes a formal garden and a southerly facing paddock area, providing ample outdoor space for leisure and recreation. The double garage offers convenient parking, ensuring that you and your guests have plenty of space.

The location is truly exceptional, situated in the heart of the countryside yet just a short stroll from the centre of Guiseley. Here, you will find a variety of amenities, including shops, cafes, and schools, making it a perfect spot for families and those seeking a peaceful lifestyle without sacrificing accessibility.

This barn conversion is not just a home; it is a lifestyle choice, offering the best of both worlds in a serene and beautiful environment. Whether you are looking to enjoy the expansive outdoor spaces or the charming interiors, this property is sure to impress. Do not miss the opportunity to make this wonderful home your own.

To arrange your viewing please contact Shankland Barraclough Estate Agents.

## Guiseley

The property is well placed adjoining open countryside with many picturesque walks and there are also a variety of recreational facilities in the area. Guiseley town centre is within easy reach and provides a wide range of facilities including shops, cafes, restaurants and bars and there are also a number of schools throughout the area. In addition, Leeds and Bradford city centres together with many surrounding areas can be reached on a daily basis by either car or the local bus and train services, with Guiseley railway station being centrally located.

## The Accommodation...

The accommodation with OIL FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

### Entrance Hallway 16'6" x 9'8" (5.03m x 2.95m)

A lovely spacious and welcoming entrance into this fine home, the central hallway includes two central heating radiators and the staircase to the first floor.

### Downstairs WC

Again a spacious area that benefits from having built in cupboard storage, a low level wc and a wash hand basin. Central heating radiator and a window to the rear elevation.

### Sitting Room 22'6" x 12'8" (6.86m x 3.86m)

A lovely reception room having a focal exposed brick chimney breast with a fire inset, two central heating radiators and windows to the side and rear elevations with lovely views.

### Dining Kitchen 18'9" x 12'8" (5.72m x 3.86m)

A traditional farmhouse style kitchen having beautiful Yorkshire stone flooring, a selection of fitted kitchen units with worksurfaces over and a sink unit inset and a matching dresser. Range style cooker, an integrated dishwasher, fridge and freezer. Central heating radiator and windows to the side and rear elevations with lovely views.

### Boot Room

A great area to kick off those muddy boots and wet coats, having a door to the farm courtyard.

### First Floor Landing

With lovely full height pitched ceilings and exposed beams. Central heating radiator and a stained glass window to the front elevation.

### Bedroom 1. 14'1" x 12'11" (4.29m x 3.94m)

Central heating radiator and a window to the side elevation.

### Bedroom 2. 13'1" x 12'11" (3.99m x 3.94m)

Central heating radiator and a window to the side elevation.

### Bedroom 3. 12'11" x 8'10" (3.94m x 2.69m)

Central heating radiator and a window to the front elevation.

### Bedroom 4. 12'11" x 7'11" (3.94m x 2.41m)

Built in wardrobes to one wall, a central heating radiator and a window to the front elevation.

### Bathroom

Fitted with a five piece suite that includes a panelled bath, a shower cubicle, a wash hand basin, bidet and a low level w.c. Complemented by fully tiled walls and flooring, a central heating radiator and a window to the rear. Cupboard that houses the central heating boiler.

### Outside

To the front is the farm courtyard which gives access to the three properties in this small and exclusive grouping of homes. The court yard provides parking in front of the house and leads



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to a detached double garage which has an electronic up and over door to the front, light and power supplied. Externally the property sits in approximately a 5 acre plot with the paddock enjoying a south / south easterly aspect and enclosed by fencing and stone walling. Large paved garden area with stone walling is the perfect place for entertaining family and friends during the summer months. There is also a large gravelled garden area, which our clients gravelled for easier maintenance but could easily be landscaped if so desired.

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

Tenure: Freehold/

Mains Water & Electric connected. There is no gas to the property. Central heating is oil fired. Drainage is to a septic tank.

Parking: Double Garage

#### **Internet and Mobile Coverage**

Independently checked information via Ofcom shows that Standard Broadband up to 28 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

#### **Flood Risk Summary**

Surface Water - Very Low

Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website

<https://www.gov.uk/check-long-term-flood-risk>

#### **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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### **Mortgage Advice**

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

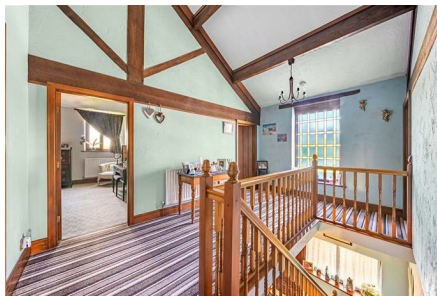
The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

### **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 property is located off a public bridleway so is an unmade road.

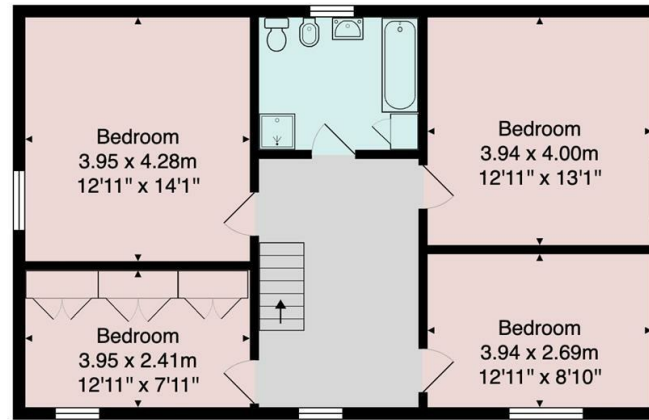


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



Ground Floor



First Floor

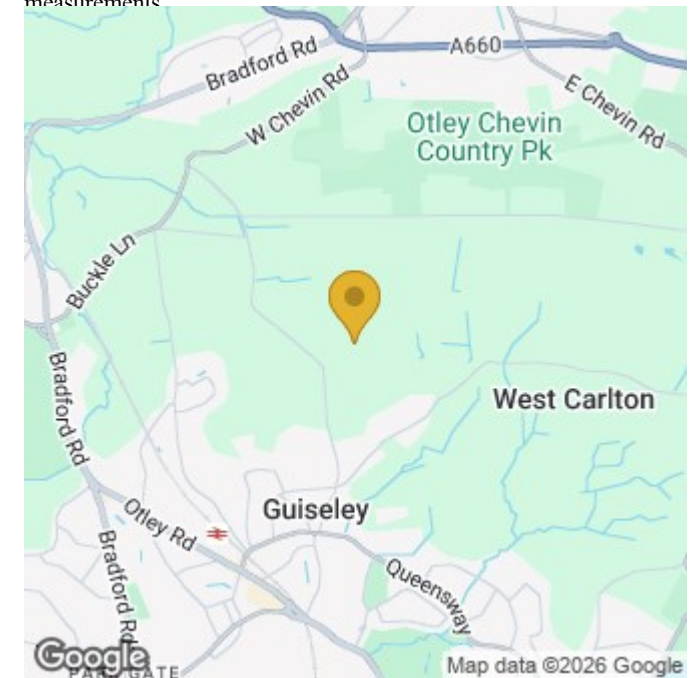
Total Area: 150.8 m<sup>2</sup> ... 1624 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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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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