

# FARFIELD HOUSE

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ADDINGHAM ♦ NEAR ILKLEY



## FARFIELD HOUSE, BOLTON ROAD ADDINGHAM, LS29 0RF

A beautiful and much admired Grade II listed country house offering spacious and well presented family accommodation together with ancillary accommodation and extensive garaging and storage, occupying a lovely setting amidst almost 27 acres (10.9 ha) of gardens and grounds, on the northern edge of this popular and sought after Wharfedale village, close to the Duke of Devonshire's Bolton Abbey Estate.

### GROUND FLOOR

Spacious reception hall • Cloakroom • Drawing room • Dining room • Sitting room • Breakfast kitchen with a walk in pantry • Inner hall • Snug • Utility room • Wine store

### FIRST FLOOR

Split level landing • Principal bedroom with a dressing room and an en suite bathroom • Four additional bedrooms - two have en suite facilities • House bathroom

### OUTBUILDINGS

Self contained annexe with sitting room/kitchen and bedroom • Extensive range of general purpose outbuildings • Large garage with loft above with conversion potential • Two large field barns ideal for livestock

### OUTSIDE

Gated entrance • Lovely driveway approach with large parking area to the front • Secondary driveway leading to the rear of the property • Beautiful formal gardens with a sheltered south west facing orientation to the side • Extensive parkland style grounds beyond • In all approximately 27 acres (10.9 ha)



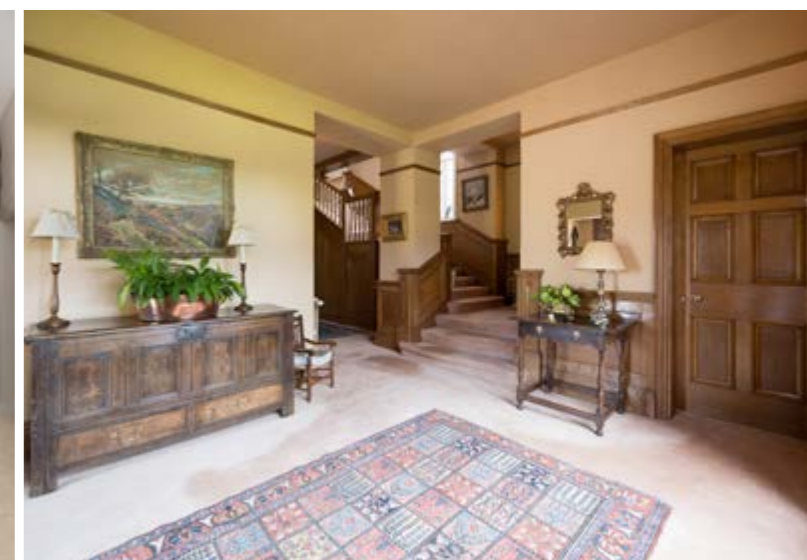
## THE HOUSE & ACCOMMODATION

Farfield House is a beautiful Grade II listed period property which has been the much loved and thoroughly enjoyed family home of the current owners for many years – interestingly it has not been offered for sale to the open market for over 60 years.

It is, without doubt, one of the most attractive properties in the village, widely admired for its elegance, beauty and convenience. It is Grade II listed, dating back to the late 18th Century/early 19th Century with mid 20th Century additions and alterations.

The accommodation portrays a lovely balance of both formal and relaxed living and has a beautiful ambience – its layout has been thoughtfully designed and arranged with family living and entertaining very much in mind.

4 well proportioned reception rooms • Breakfast kitchen • Superb principal bedroom suite • 4 additional bedrooms and 3 bath/shower rooms • Guest annexe • Extensive range of general purpose outbuildings • Large garage with storage loft above  
Beautiful gardens and grounds • Superb country setting









## THE LOCATION

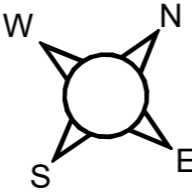
Ilkley - 3½ miles • Skipton - 7 miles • Harrogate - 18 miles • Leeds - 20 miles

Farfield House occupies a lovely position on the northern edge of this popular and sought after Wharfedale village. The well serviced village offers a range of everyday facilities including a small supermarket, local shops, a choice of pubs, village hall, various churches, a doctor's surgery and pharmacy as well as a popular primary school and children's nursery. More extensive facilities are available in Ilkley (3½ miles to the south east) and Skipton (7 miles to the north west). For the commuter, there is nearby access to the A65 and A59 as well as the regions business centres. Frequent rail services from the station in Ilkley connects with the mainline in Leeds, providing access to London's Kings Cross. Leeds/Bradford International Airport is within a 20 minute drive. Also nearby is the Duke of Devonshire's Bolton Abbey Estate which is in the Yorkshire Dales National Park and provides some of the most outstanding scenery in the county.

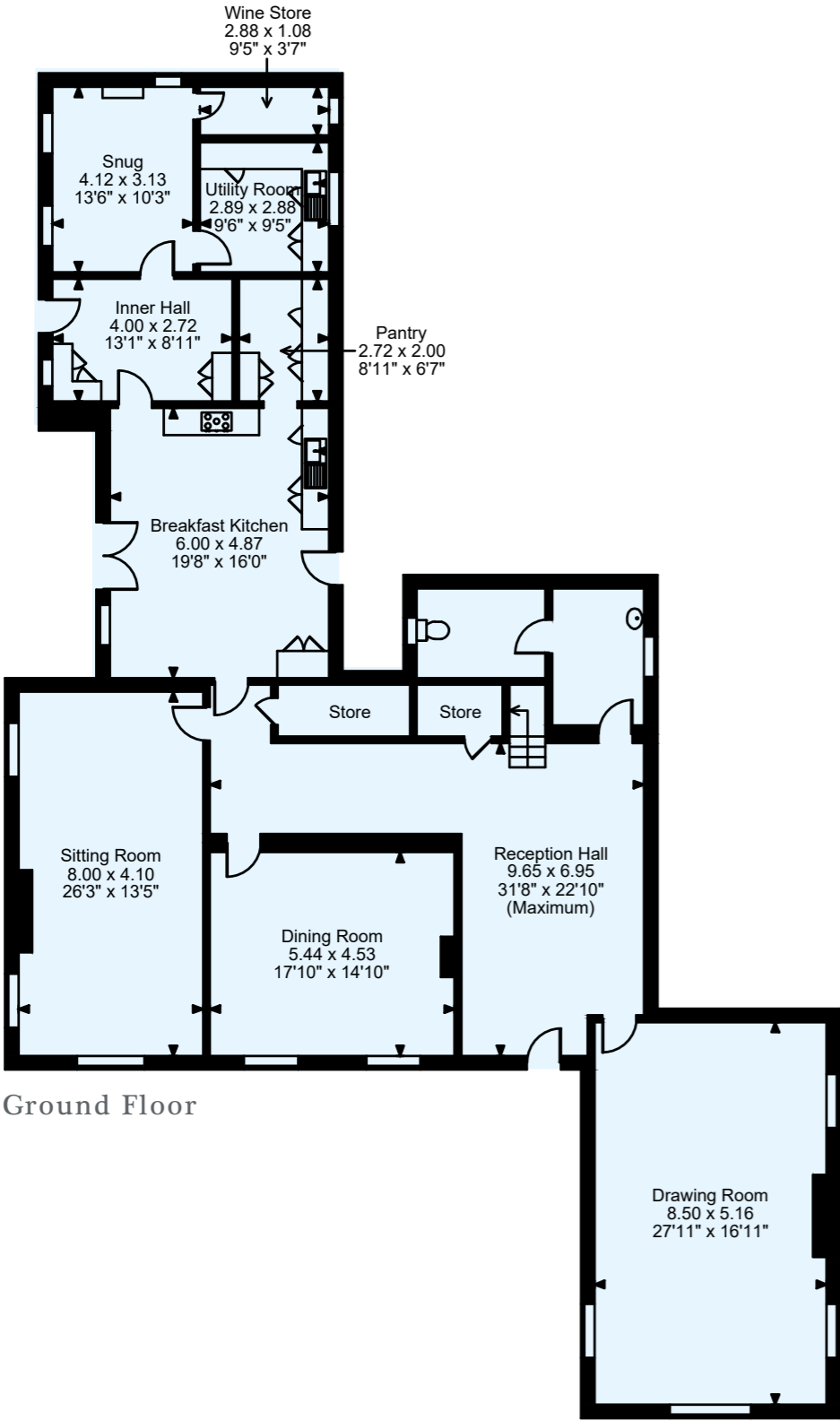




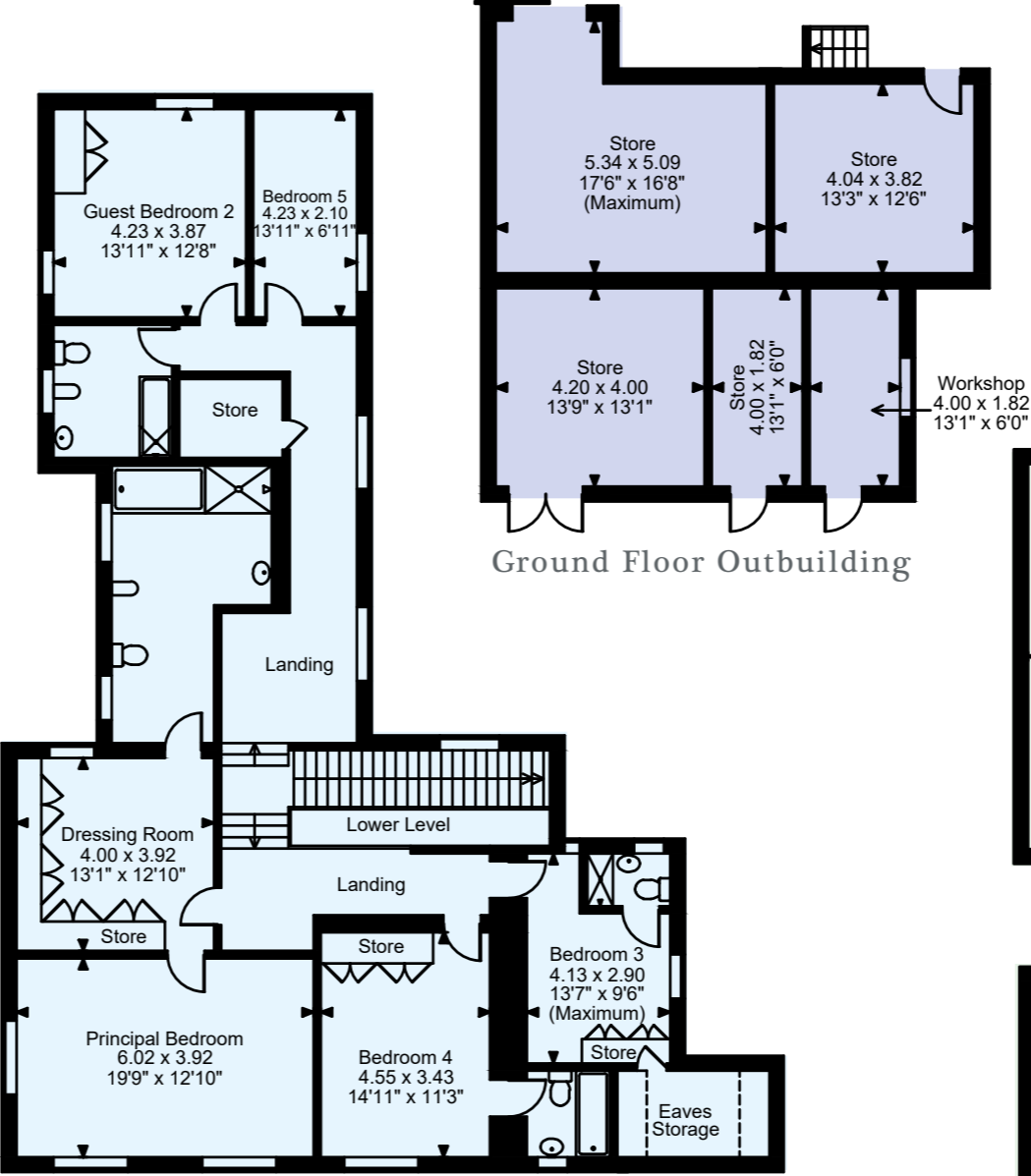
FLOOR PLANS



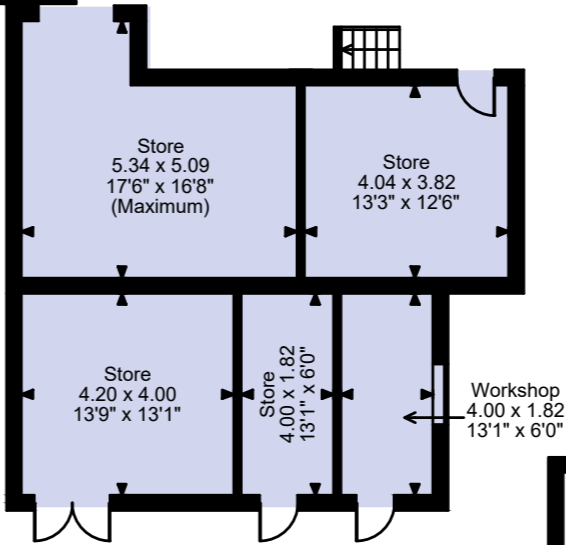
**Approximate Gross Internal Area**  
Main House Internal Areas: 4,477 sq ft / 416 sq m  
Garage Building: 1,961 sq ft / 182 sq m  
Outbuildings: 1,199 sq ft / 111 sq m  
**Total: 7,637 sq ft / 709 sq m**



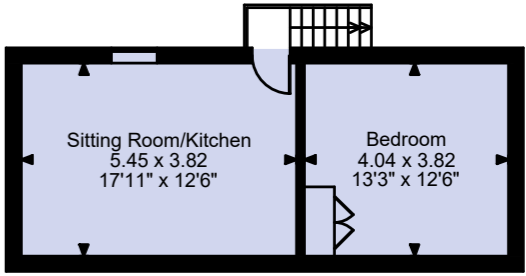
Ground Floor



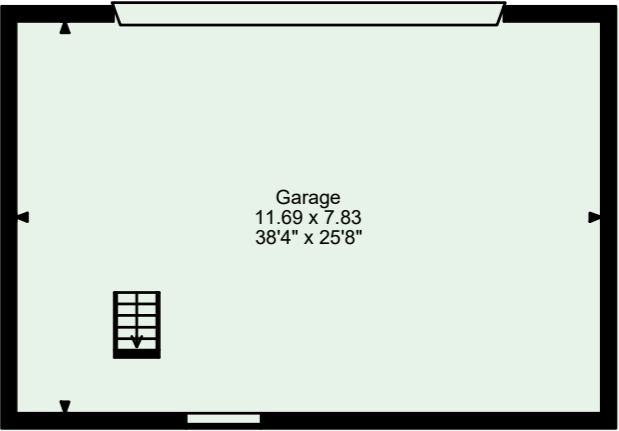
First Floor



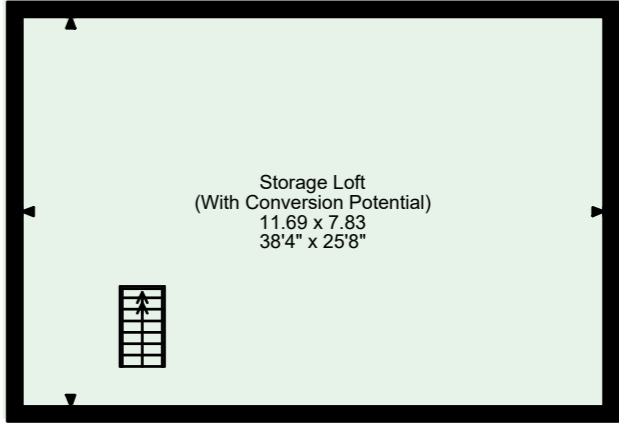
Ground Floor Outbuilding



First Floor Outbuilding



Ground Floor Garage



Floor Above Garage

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.





## ADDITIONAL INFORMATION

### TENURE

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

### SERVICES

We are advised that mains water and electricity are installed. There is also a supplementary spring water supply. Drainage is to a private system. Central heating is provided by a Biomass boiler which was installed about 10 years ago.

### VIEWING

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

### DIRECTIONS – SAT NAV LS29 0RF

From Ilkley, travel on the A65 and take the right turn, off the bypass, signposted to Addingham. Just before you enter the village, turn right into North Street which leads into Bark Lane. At the T junction, turn right. Continue for ½ a mile and the entrance to Farfield House is clearly visible on the left.



### DISCLAIMER

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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