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DAVID HILL



Starkie Heaton Farm Ickornshaw Cowling BD22 0DE

A fabulous detached family house offering beautifully presented four bedroom accommodation with a delightful sheltered courtyard enclosed by an attractive range of traditional buildings beyond which are terraced gardens, a stable and a new farm building, together with about 2.55 acres of land. Convenient setting within the popular hamlet of Ickornshaw within reach of the larger local centres of West Yorkshire and east Lancashire.

Guide Price £795,000

Starkie Heaton Farm Ickornshaw Cowling BD22 0DE

• Cowling 0.5 miles • Colne (M65) 6 miles • Skipton 8 miles • Halifax 17 miles • Bradford 17 miles • Leeds 26 miles

Location

The property is situated in North Yorkshire within the hamlet of Ickornshaw, a short distance from the thriving village of Cowling, having shops, a primary school and a village hall. The nearby villages of Sutton, Glusburn and Cross Hills offer a good range of services including Co-op supermarket, bars and eateries, primary schools and a secondary school. The popular market town of Skipton lies 6 miles to the north providing a wider range of services, including shops, bars and restaurants, a leisure centre with swimming pool and highly regarded secondary schooling. Transport links are excellent with rail services to both Leeds and Bradford from either Skipton, Cononley or Steeton & Silsden and the A629 and A6068 providing access to the centres of West Yorkshire and east Lancashire.

Description

This delightful property enjoys a pleasant backwater position within the small hamlet of Ickornshaw and comprises a traditional detached family home with thoughtfully laid out and beautifully presented four bedroom accommodation which retains much of its original charm and character including exposed beams and trusses. At the back of the house is a charming sheltered courtyard enclosed by a most attractive range of traditional stone buildings including open fronted cart sheds (4.77m Average x 3.27m) and (2.36m x 3.24m) and fuel stores. The buildings benefit from Householder permission to convert to a one bedroom annexe(Ref: ZA25/27230/HH - 03 Oct 2025), perfect for additional guest accommodation or perhaps extended family. Beyond the access lane are cleverly landscaped, terraced gardens with seating areas and a summerhouse. A separate access track leads up to approximately 2.55 acres of land, the majority of which is relatively level and includes stables and a new steel portal frame mixed use building (45' x 25') that requires finishing. *NOTE: on completion of the new building the existing stables must be demolished and removed.*

The house is entered from the courtyard into a welcoming hall with fitted storage for coats and boots, incorporating bench seating. There is half height wall boarding, tiled floor and a built-in concealing the gas central heating boiler. The hallway gives access to both the living room and the beautifully appointed family kitchen incorporating a range of painted base and wall units with granite work surfaces and splash back and a 'Belfast' style sink with mixer tap. There is plumbing for a dishwasher, plumbing for an American style

fridge/freezer and a gas/electric cooker point with extractor hood over set within a recess having exposed stone features and mantelpiece. Tiled floor, beamed ceiling and windows to three sides with plantation shutters. Enclosed staircase to first floor. Accessed from the kitchen is a cosy snug with woodburning stove set in a stone surround with flag hearth, oak boarded floor, fitted base and wall units and plantation shutters to the window. As well as from the hallway there is access from the snug into the stylish through living room with oak boarded floor and windows to two sides creating a lovely light space. The focal point of the room is a wood burning stove set in an opening with stone flag hearth and feature beam mantelpiece. Off the living room is a well planned utility room with base and wall units, laminate surfaces and a sink with drainer and oak boarded floor. Separate w.c. with hand wash basin and oak boarded floor. Accessed separately from the living room is a spacious office/games room with oak boarded floor.

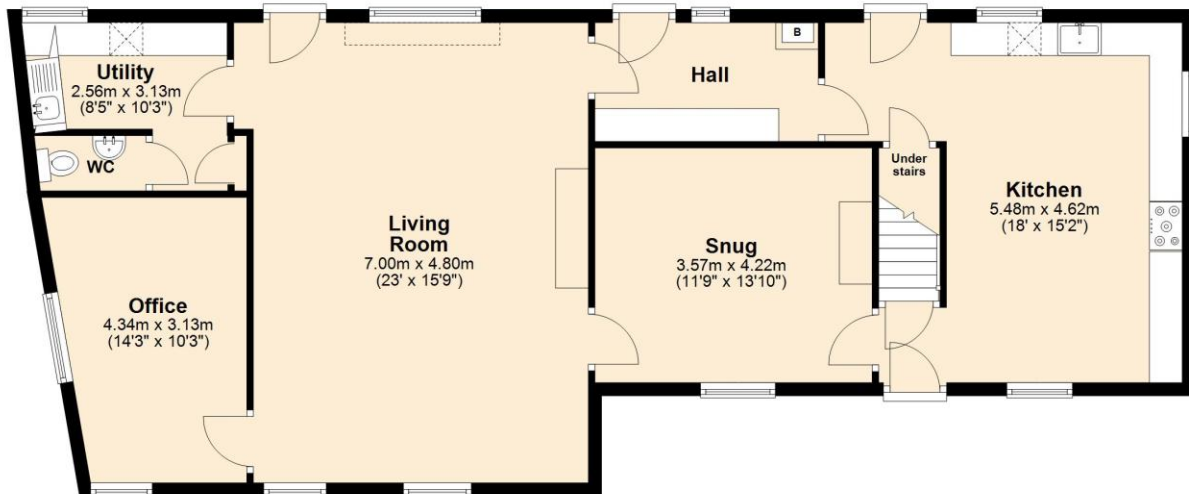
The generous first floor landing gives way to a stunning master suite with impressive exposed roof truss and full height ceiling. There is a separate walk in wardrobe and well appointed en suite shower room. There are three further double bedrooms, one with a mezzanine level, and a beautifully appointed house bathroom with panelled bath and shower over, pedestal basin and w.c. Airing cupboard with hot water cylinder and fully tiled walls.

Starkie Heaton Farm is the perfect property for those with a love of the outdoors providing a wonderful family house with land and buildings to enjoy hobby farming and equestrian interests. There is also the potential to create additional annexe accommodation from the traditional buildings within the courtyard which already benefit from planning permission.



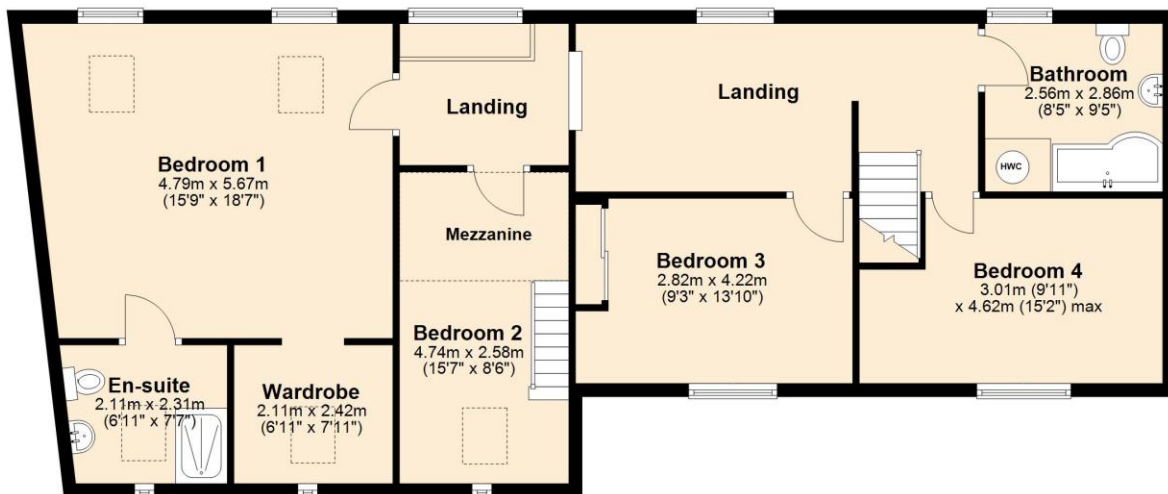
Ground Floor

Approx. 108.3 sq. metres (1165.3 sq. feet)

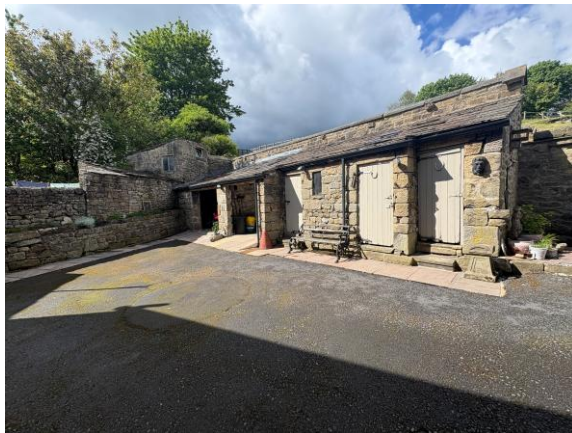
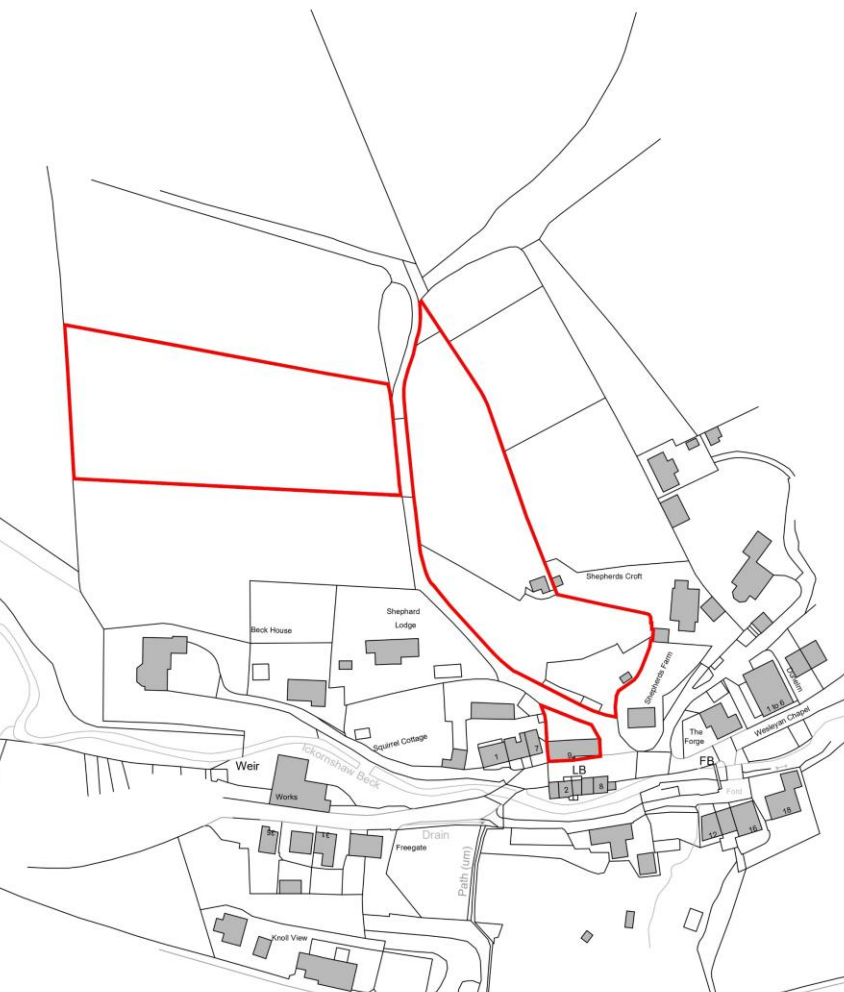


First Floor

Approx. 105.8 sq. metres (1139.1 sq. feet)



Total area: approx. 214.1 sq. metres (2304.4 sq. feet)





Services

Mains electricity, gas, water and drainage.
Gas central heating.
Partial electric underfloor heating.
Stove with back boiler contributing to domestic hot water.
Solar panels.
Double glazing throughout.

Energy Rating

TBC

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band D (North Yorkshire Council)

Viewings

Strictly by appointment with the selling agent.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From Skipton head south on Keighley Road (A629) to the roundabout at Kildwick and the start of the dual carriageway section of the Aire Valley Trunk Road. Take the fourth exit onto Station Road (B6172) and continue to the T junction, turning right onto Keighley Road (A6068). Follow the road through Cross Hills and Glusburn for about 2 miles to Cowling. As you leave the village turn right onto Gill Lane and drop down into the bottom turning left onto Nan Scar. Starkie Heaton Farm can be found on the right after about 260 metres. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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