



Jacobs Wood

| Silsden, West Yorkshire

| **Carter Jonas**

**Jacobs Wood
Holden Lane
Silsden
Bradford
West Yorkshire
BD20 0LT**

**Outstanding rural leisure property
nestled within native woodland.**

Jacobs Wood Farm offers a unique opportunity to acquire a rural leisure property comprising three contemporary residential properties plus a timber roundhouse set amidst native woodland. A pair of semi-detached properties together with the timber roundhouse are currently operated as successful furnished holiday lets providing an established income stream. Jacobs Wood Farm occupies a commanding position with far-reaching views over the Aire Valley.

In all extending to 33.26 acres.

For sale by private treaty as a whole.



Location

Jacobs Wood is situated in a private location situated approximately 1.5 miles to the south-east of the town of Silsden. The market towns of Skipton and Ilkley are situated approximately 8 miles to the north-west and north-east respectively. The city of Leeds is within 20 miles which provides an excellent range of professional and leisure services. Access to the A65 is situated within 4 miles providing good trans-Pennine access.

Amenities

Situated in the Aire Valley in West Yorkshire, Jacobs Wood benefits from being within easy reach of the Yorkshire Dales National Park whilst the nearby market towns of Skipton and Ilkley provide a wide range of independent retailers, and professional services. The Property is perfectly situated to take advantage of the wide range of visitor attractions situated locally which include the Bronte Parsonage Museum, Skipton Castle, Bolton Abbey Estate and National Trust sites such as East Riddlesden Hall.

Carter Jonas

Jacobs Wood

Constructed in 2008, the principal dwelling comprises a detached property of steel portal frame construction which has timber clad elevations under a pitched wildflower green roof. The living accommodation extends to approximately 830 ft² which includes an open plan living and dining area which benefits from a log burning stove, vaulted ceiling and glazed gable thereby taking advantage of the far-reaching views. The kitchen is situated to the rear of the property and comprises fully fitted and integrated units and appliances including an Everhot range cooker and a central island unit. The first floor provides a spacious principal bedroom suite with the bathroom providing a walk-in shower, freestanding bath, wc and wash basin.



Floor Plan

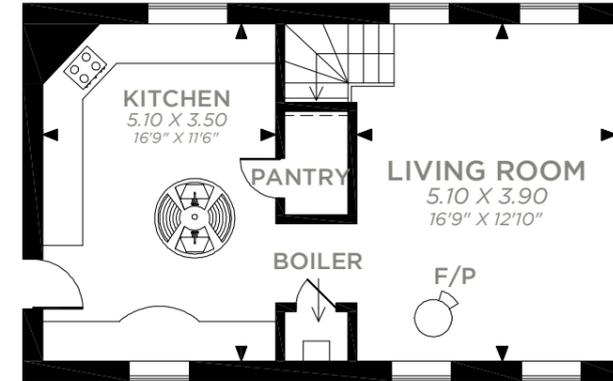
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Main House:
778 Sq Ft / 72 Sq M

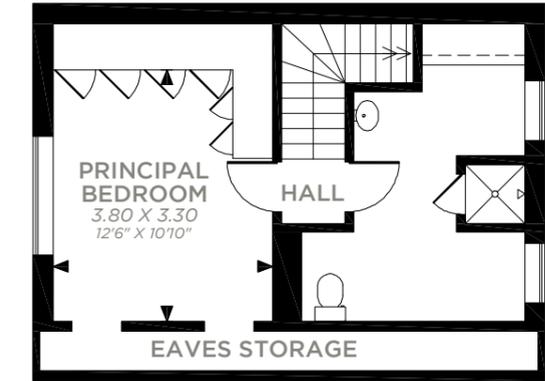
Garage:
271 Sq Ft / 25 Sq M

Outbuilding:
613 Sq Ft / 57 Sq M

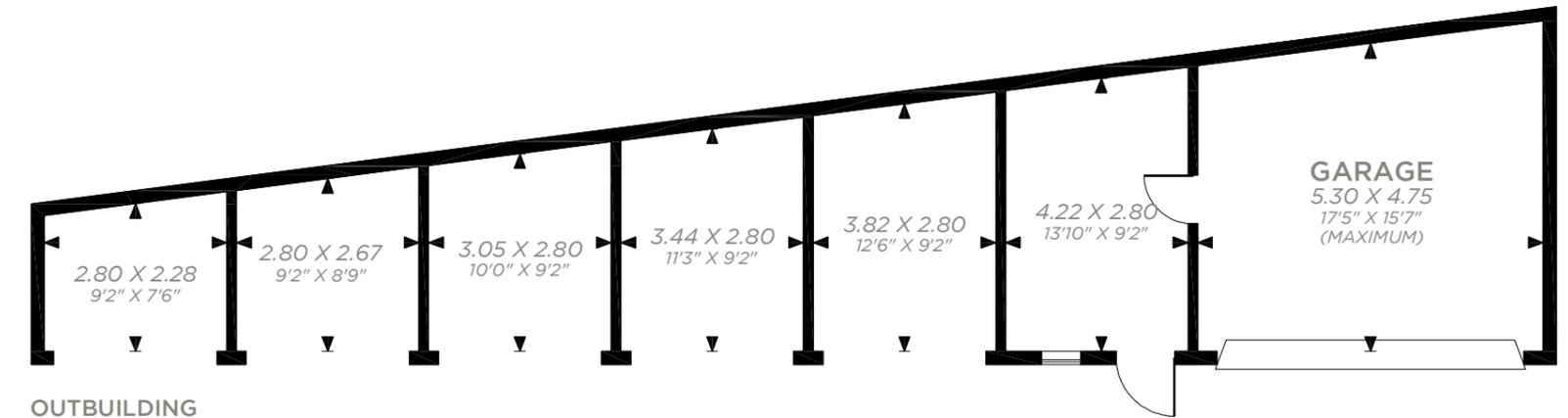
Total:
1,662 Sq Ft / 155 Sq M



GROUND FLOOR

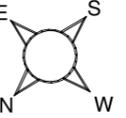


FIRST FLOOR



OUTBUILDING

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Rowan Bank and Ash Bank

Sympathetically converted in 2018 under the Class Q provisions of General Permitted Development, Rowan Bank and Ash Bank comprise a pair of contemporary semi-detached properties of portal frame and block construction with external elevations being timber clad under a pitched corrugated profile clad roof.

Internally, each property provides approximately 685 ft² of living accommodation which comprises a covered porch with sliding door off which there is a useful utility area. The main living area is open plan and features a breakfast kitchen with fully integrated units and dining area whilst the lounge is spacious and benefits from a log burning stove. Leading from the main living area there are two bedrooms (1 double and 1 twin) together with the bathroom which features a walk-in shower, wc and wash basin.

Externally, each property benefits a private seating area which also features a log burning hot tub.

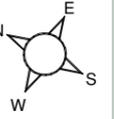
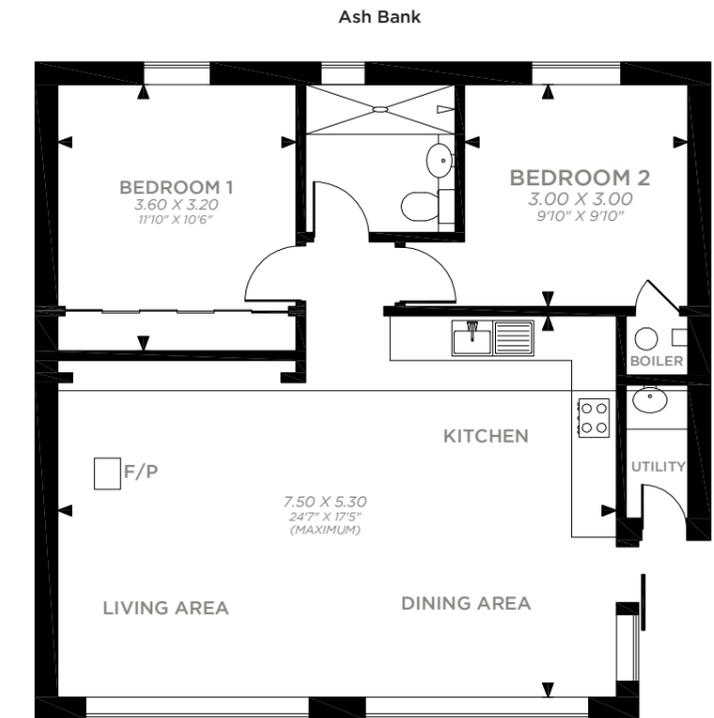
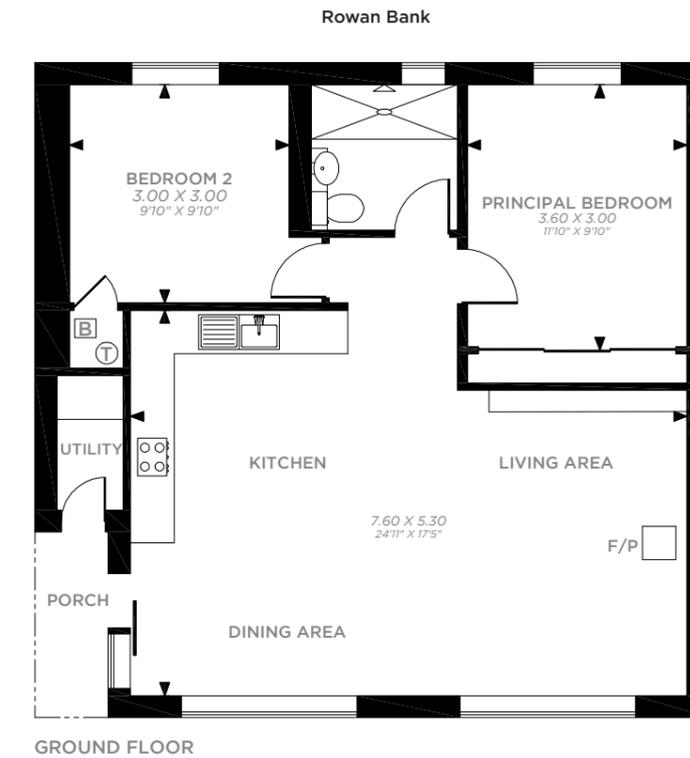


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Ash Bank:
729 Sq Ft / 68 Sq M

Rowan Bank:
743 Sq Ft / 69 Sq M



Moss Bank

Situated on the north-western boundary of the property, Moss Bank comprises a standalone timber clad roundhouse which is also operated as a furnished holiday let.

Accessed either by foot or by 4x4, Moss Bank offers a secluded retreat, off the beaten track and surrounded by mature native woodland.

The property is of block construction which is timber clad externally and under a pitched slate roof. The accommodation comprises an open plan living area with kitchenette and lounge area together with a double bedroom and fully equipped bathroom including a wc, shower and wash basin.

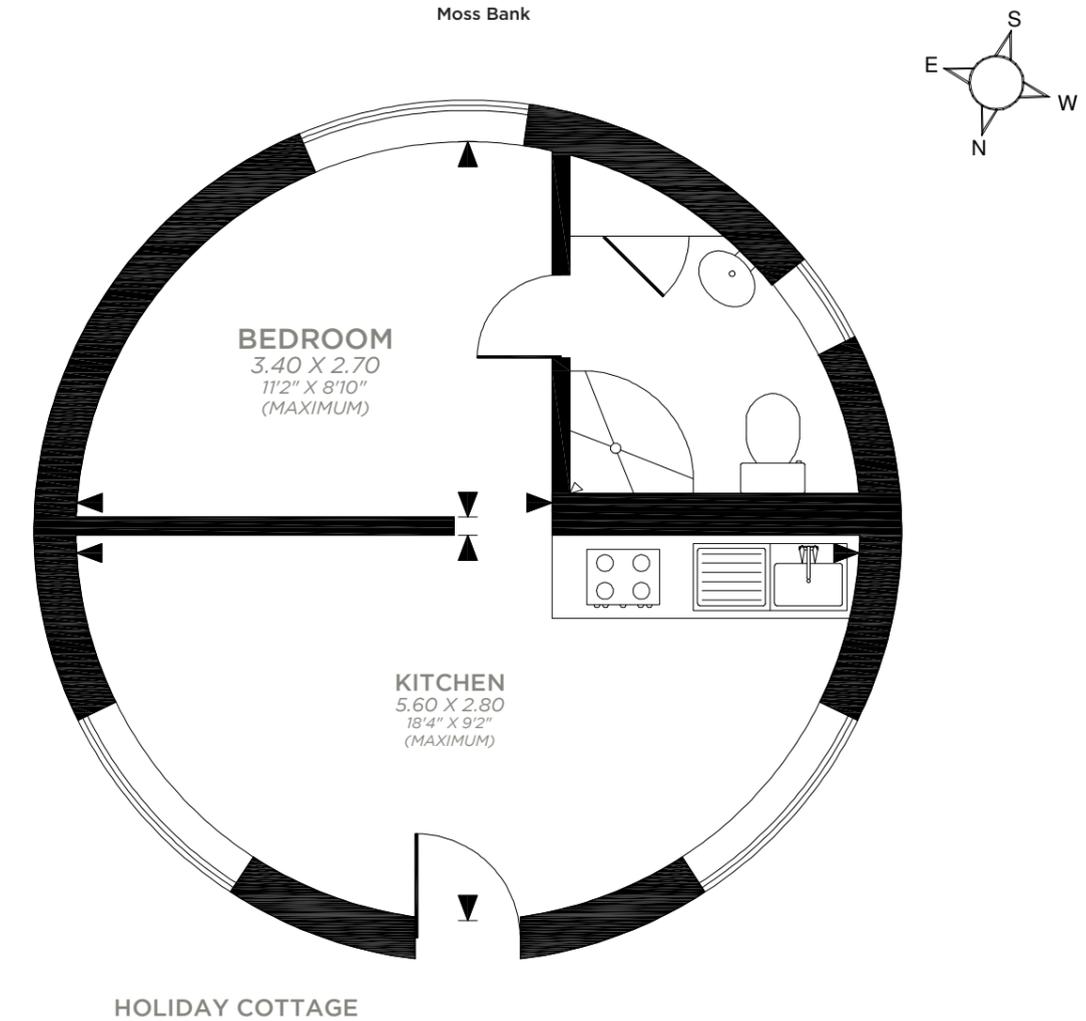
Externally, the property benefits from a private seating area and a log burning hot tub.



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Moss Bank:
265 Sq Ft / 25 Sq M



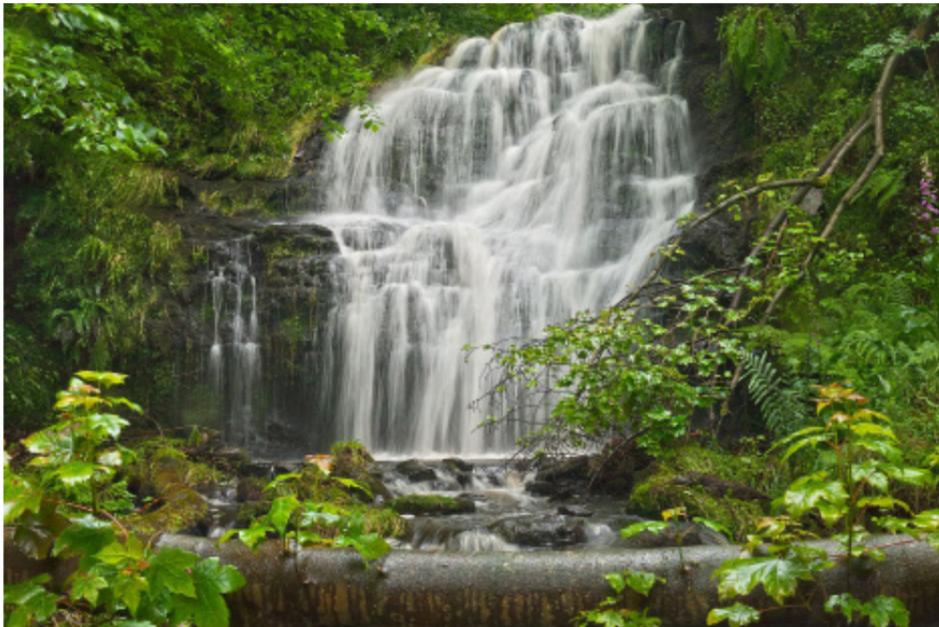
Land

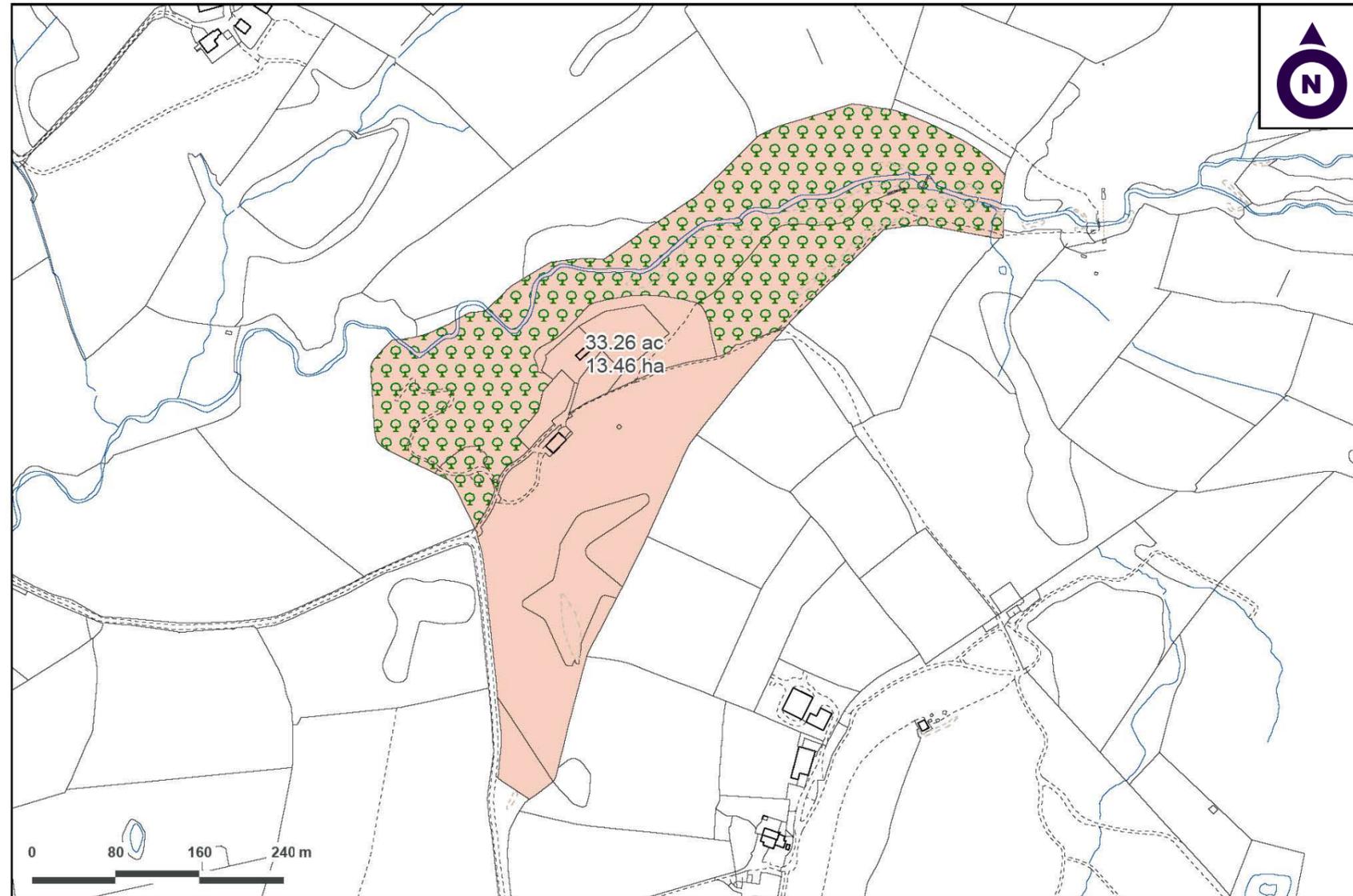
The property extends in all to approximately 33 acres of which the central homestead area including garden curtilage and grass paddocks extends to approximately 2.12 acres with the remaining 31 acres comprising a mixture of wooded pasture and native woodland.

The land is classified as being Grade 4 under the MAFF land classification system with the underlying soil type being part of the Rivington 2 series which is described as a well-drained coarse loamy soil over rock with some fine loamy soils and steep slopes locally which is considered suitable for stock rearing and woodland.

The land is steeply undulating with a north facing aspect rising from approximately 135 metres above sea level to approximately 235 metres above sea level.

A particular feature of the land is the waterfalls that are situated towards the eastern boundary and form part of Holden Beck.





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Method of Sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude this matter by any other means at their discretion.

Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion.

Services

The Property benefits from mains electricity and a private borehole which supplies the water. Rowan Bank and Ash Bank are served by a shared package treatment unit and have electric wet underfloor heating whilst Jacobs Wood and Moss Bank both have a separate package treatment unit and calor gas central heating.

Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

A public bridleway follows the route of the access track with a public footpath branching off and following Holden Beck to the eastern boundary of the property.

Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

VAT

ny prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

Sporting, Timber & Mineral Rights

Sporting and mineral rights are included in so far that they are owned.

EPC Ratings

Jacobs Wood - D(57)

Rowan Bank - E(51)

Ash Bank - E (51)

Moss Bank - Assessment Awaited

Local Authority

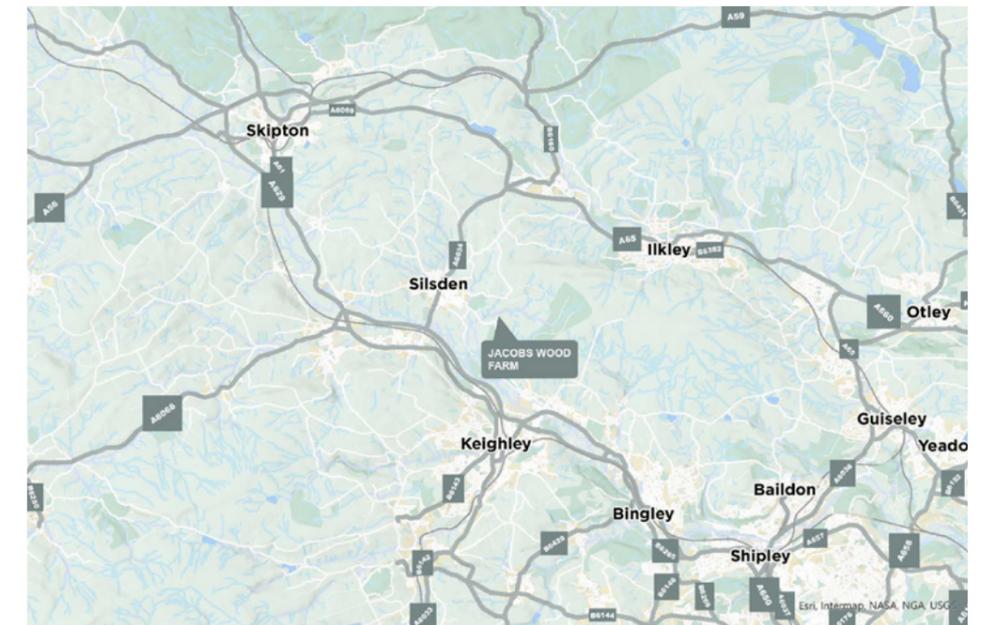
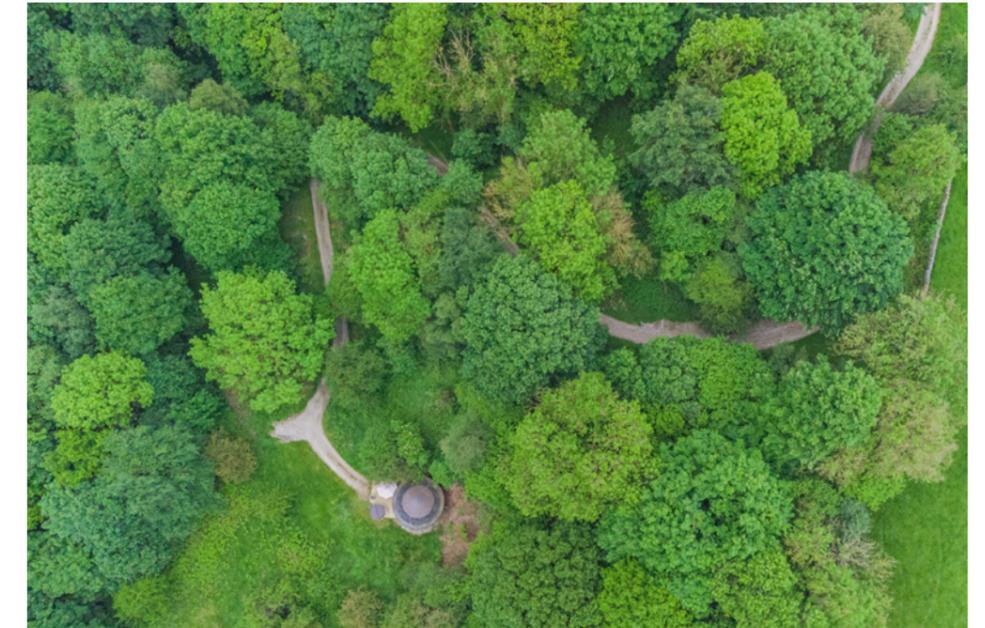
City of Bradford Metropolitan District Council
www.bradford.gov.uk

Viewings

Viewings are strictly by appointment only through the selling agent.



/// owner.mostly.palm





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Important Information

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