



UPCROFT HOUSE FARM
Guiseley

Carter Jonas

UPCROFT HOUSE FARM, CARLTON LANE, GUISELEY, LS20 9NL

Leeds city centre – 10 miles

Harrogate – 14 miles

Bradford – 10 miles

Leeds/Bradford International Airport – 2½ miles

The sale of Upcroft House Farm offers an extremely rare opportunity to acquire a manageable estate providing the potential to further develop the collection of associated barns and outbuildings into several possible uses including residential development, those seeking multi-generational living, holiday accommodation/Airbnb, or for those with serious equestrian interests.

The property is situated on the fringe of Guiseley to the northwest of Leeds and which offers a wide range of day to day amenities including shops, restaurants and most denominations of schools. There are railway links from Guiseley into Leeds making London's Kings Cross approximately 2 hours away. There is also excellent access to the region's motorway infrastructure and Yorkshires principal commercial centres including Leeds, Harrogate, Ilkley and Bradford.

The accommodation of the principal dwelling briefly includes an entrance vestibule cloaks/utility room off and an impressive reception hallway/sitting room with Minster stone fireplace and wide opening through to a central staircase hall and formal dining room with minstrel gallery above. A small storeroom leads into the guest cloakroom with WC. The light and spacious breakfast kitchen has a comprehensive range of fitted units with granite preparation surfaces, integrated appliances and a built-in dresser unit. A side entrance porch leads through to a large utility/store room and there is a second WC.

A SIGNIFICANT PERIOD FARMHOUSE SET IN SOME 13 ACRES OF MATURE FORMAL GARDENS AND ADJOINING PADDOCK LAND TOGETHER WITH A RANGE OF TRADITIONAL BARNs AND AGRICULTURAL BUILDINGS PROVIDING DEVELOPMENT OPPORTUNITIES, OCCUPYING A COMMANDING SOUTH FACING POSITION AMIDST OPEN GREENBELT COUNTRYSIDE ON THE EASTERN FRINGE OF GUISELEY.





At first floor level there is a lovely galleried landing/ living room, three bedrooms and three bathrooms. The remaining accommodation is effectively formed from a separate wing which includes an additional reception room, dining kitchen and a garden room on the ground floor and two more bedrooms, bathroom and separate washroom at first floor level. An outstanding feature of the house is a magnificent panelled and fully refurbished wine cellar and tasting room with stone floor and vaulted ceiling.

Accessed externally is a separate annex dining/family room, WC and kitchenette, greenhouse and store and there is a commercial kitchen with storeroom and walk in freezer. There is therefore clearly scope to run a small catering business from this section of the property and further opportunity for self-contained/multi-generational living if required. At the rear of the house and again accessed externally is a ground floor workshop with studio above and gardeners WC.

Outside, the property is approached along a blossom tree lined sweeping driveway which initially leads into a turning circle, beyond which is an extensive parking area for several vehicles and this in turn provides access through to the current equestrian facilities, barns and outbuildings. The private formal gardens are principally lawned together with a wealth of mature trees and flowering shrubs and there are delightful country views in all directions across neighbouring greenbelt.





PLANNING/DEVELOPMENT POTENTIAL

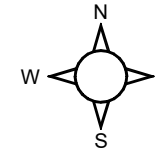
On 23rd November 2022 planning permission was granted by Leeds City Council, application number 22/05701/FU for the conversion of buildings to 3 residential units. These are the barns and agricultural buildings to the rear of the farmhouse, but this consent has since lapsed. However, the vendors now have a Certificate of Lawful Existing Use or Development application number 26/02043/CLE accepted on 9th April 2026 giving the site brownfield status. As a result, a new application to reestablish the original consent for residential development will be submitted shortly and should be supported in principle. Further information and indicative plans for the proposed dwellings are available on request, however there may also be other opportunities for the use of the buildings in question such as ancillary accommodation, holiday lets/Airbnb, home offices, cottage industry or simply extensive garaging /workshops for the car enthusiast.

Directions - LS20 9NL: From the centre of Guiseley on the A65 Otley Road, turn into Springfield Road opposite Morrisons. This becomes Well Lane and at the crossroads turn left into Town Gate. At the mini roundabout turn right onto Queens Way and immediately left onto Town Street. At the next set of crossroads turn right onto Carlton Lane and after approximately 1/4 mile the entrance to Upcroft House Farm is on the left hand side.





Upcroft House Farm, Carlton Lane, Leeds
Approximate Gross Internal Area
Main House = 4,976 sq ft / 462 sq m
Workshop/Studio/Garages = 834 sq ft / 77 sq m
Outbuildings = 5,221 sq ft / 485 sq m
Annexe = 676 sq ft / 63 sq m
Stables = 6,908 sq ft / 642 sq m
Total = 18,615 sq ft / 1,729 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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