

LAYTHORPE FARM
Bingley

Carter Jonas

LAYTHORPE FARM, MICKLETHWAITE LANE, BINGLEY, BD16 3HR

Bingley town centre – ½ mile
Bradford – 7 miles
Leeds – 17 miles
M62 – 9 miles

Laythorpe Farm is a lovely characterful home occupying a secluded and slightly elevated position on the northern fringe of Bingley. During the current owner's tenure, the property has been significantly improved and extended to form a truly spectacular family house, retaining a wealth of period features and within this idyllic setting overlooking open greenbelt leading down to the banks of the canal. The flexible accommodation extends to over 4,000 sqft with the potential to provide a self-contained element within the house. An internal inspection is essential to fully appreciate this charming property.

Bingley town centre is within easy reach offering an extensive range of facilities including a railway station giving ready access to Leeds, Bradford, and Skipton. Bingley Grammar School, Crossflatts Primary School and Lady Lane Park School are all within easy reach together with pleasant walks along the nearby canal towpath and surrounding countryside. Leeds and Bradford are within daily commuting distance together with the fashionable town of Ilkley some 8 miles away.

The light and spacious accommodation briefly comprises a covered entrance porch and inner vestibule which opens into both the family room and living room each with stone fireplace, log burners and exposed beams. The latter leads through to the lovely fitted breakfast kitchen with a range of bespoke units with marble work surfaces and a central island/breakfast bar with beech preparation area, range cooker and integrated appliances and a feature exposed brick wall with French doors opening into the rear courtyard and double doors lead through to the fitted utility room with separate WC.

A BEAUTIFULLY PRESENTED STONE BUILT DETACHED GRADE II LISTED HOME, OCCUPYING A PEACEFUL SETTING ADJACENT TO OPEN COUNTRYSIDE LEADING DOWN TO THE BANKS OF THE BINGLEY CANAL YET WITHIN EASY REACH OF THE TOWN CENTRE AND LOCAL AMENITIES.





A feature of the property is the fabulous open plan sitting/dining room with snug area, two way fireplace, exposed stone walls and beams and full height glazed arch with French doors opening into the front garden. Also at ground floor level is a home office with private external access and cloakroom with WC.

The first floor can be approached from two separate staircases and includes a principal bedroom with large walk-in wardrobe and fitted dressing room leading to a luxury travertine marble tiled en suite bath/shower room both with exposed beams. The second bedroom is close to 25ft x 25ft and could readily combine with the office and cloakroom below to form a self-contained element within the house, if required. Alternatively, it could be used as a games/cinema room if preferred.

There are then three further first floor bedrooms (one currently used as a dressing room, with vaulted and beamed ceiling) and a house bath/shower room.

On the second floor is a characterful sixth bedroom with beamed ceiling and feature exposed roof truss.











Outside, the property is initially approached down a long driveway shared with the neighbouring property which then opens into a private forecourt and parking area for several vehicles. The formal gardens are principally lawned at the front of the house with raised stone terrace for outside entertaining, summer house, mature trees and shrubs and lovely views over the adjoining field towards the Bingley Canal. To the rear of the property is a completely private enclosed walled garden with stone paved terrace on two levels, feature stone wall and again views over adjacent open greenbelt

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewings: By appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - BD16 3HR: Leaving the centre of Bingley along Main Street continue south along Keighley Road through the traffic lights and pass Bingley Grammar School on the left. After another ¼ mile turn right onto Micklethwaite Lane, continue up the hill and cross the canal and the driveway leading to Laythorpe Farm is approximately 500 yards on the right.







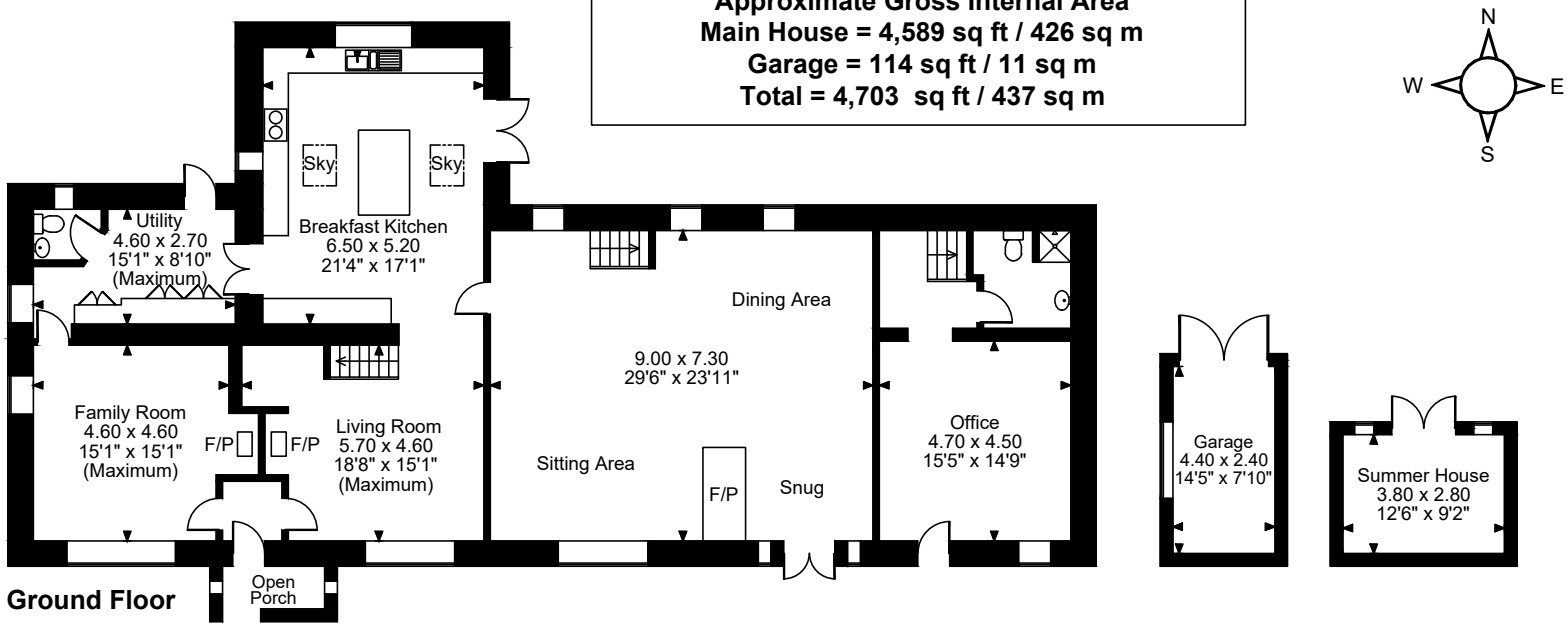




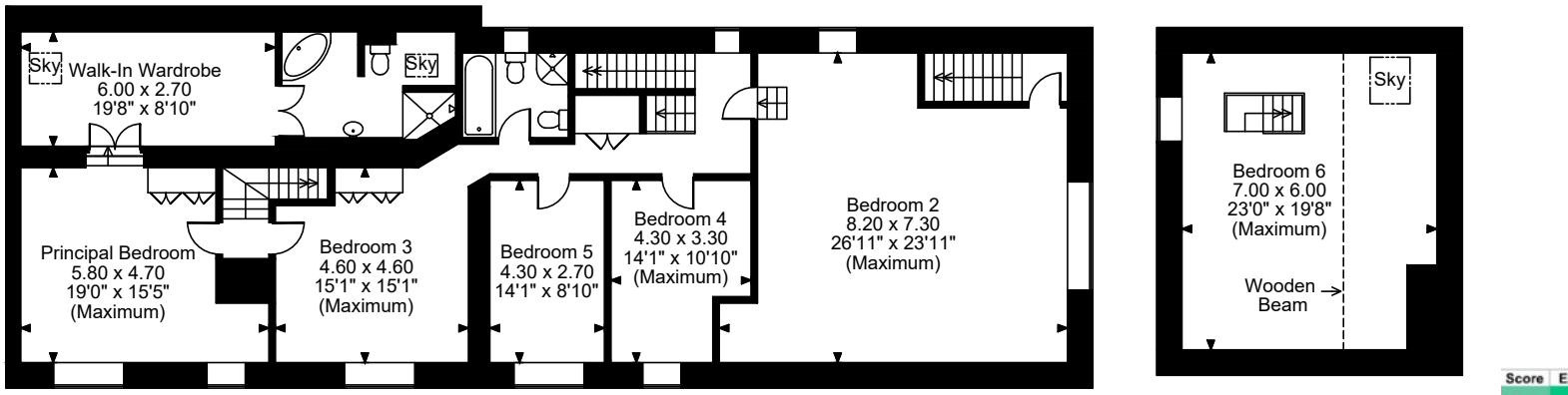




Laythorpe Farm, Micklethwaite Lane, Bingley
Approximate Gross Internal Area
Main House = 4,589 sq ft / 426 sq m
Garage = 114 sq ft / 11 sq m
Total = 4,703 sq ft / 437 sq m

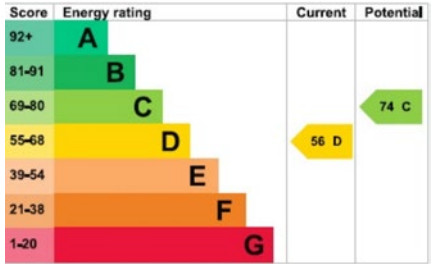


Ground Floor



First Floor

Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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