

# HUNTERS®

## EXCLUSIVE

**Manor Farm Old Hollings Hill, Guiseley, Leeds, LS20 8EW**

**Offers In The Region Of £595,000**

**Property Images**



# HUNTERS<sup>®</sup>

## EXCLUSIVE

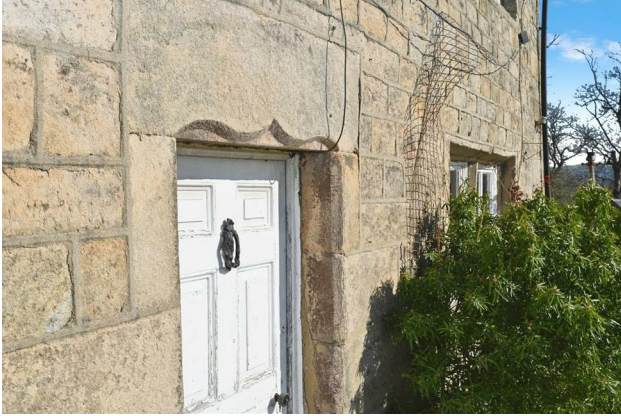
### Property Images



# HUNTERS®

## EXCLUSIVE

### Property Images



# HUNTERS®

## EXCLUSIVE



### EPC

### Map



### Details

Type: House - Detached Beds: 5 Bathrooms: 1 Receptions: 3  
 Tenure: Freehold

## A Truly Rare Opportunity – First Time on the Market in 70 Years

Tucked away along a private road off Old Hollings Hill, this remarkable Grade II listed period farmhouse is one of the oldest and most historically significant properties in Guiseley. Dating back to circa 1720, it is steeped in heritage and brimming with character, presenting an extraordinary and rare opportunity to restore and modernise a genuine piece of local history to suit your personal tastes and requirements.

Set in a peaceful rural location, the property enjoys the serenity of the countryside whilst remaining conveniently close to local amenities, highly regarded schools, scenic walking routes, and Guiseley train station, offering excellent connectivity to surrounding areas.

Upon entering, the welcoming hallway leads to a series of charming reception rooms, each exuding period character. The lounge, sitting room, and dining room are rich with original features, including exquisite stone mullioned windows, striking stone walls, elegant parquet flooring, and captivating fireplaces that reflect the home's long and fascinating past. The kitchen, ready for renovation, offers a generous space to create a bespoke culinary area tailored to modern living. Additionally, a vaulted cellar beneath the property provides valuable storage or the potential for conversion, subject to the necessary consents.

To the first floor, five well-proportioned bedrooms provide ample living space, all retaining their period charm. The house bathroom serves the upper level and offers great scope for redesign to meet contemporary family needs.

Beyond the main house, the property benefits from a substantial double garage and store, complete with a large cellar below, a WC, and a boiler room. With the appropriate planning consents, this space offers exciting possibilities for conversion into additional living accommodation.

Externally, a private driveway to the front provides off-road parking. To the rear, an enclosed garden offers a tranquil outdoor space to enjoy the scenic countryside views, further enhancing the home's idyllic setting.

This is a once-in-a-lifetime opportunity to acquire a property of such unique character, heritage, and potential. With its wealth of period features and outstanding location, this farmhouse represents an exciting project for buyers looking to create a truly distinctive and personalised home. Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the scope of this exceptional property.

## Features

• GRADE TWO LISTED FARMHOUSE • SEMI RURAL LOCATION YET CLOSE TO HEART OF GUISELEY • STONE MULLIONED WINDOWS, PARQUET FLOORING, OPEN FIRES AND EXPOSED STONE WORK • ENCLOSED GARDEN • OUTBUILDING AND DOUBLE GARAGE • NO ONWARD CHAIN • IN NEED OF REFURBISHMENT • OPEN VIEWS TO THE REAR • THREE LARGE RECEPTION ROOMS AND BREAKFAST KITCHEN • VAULTED CELLAR