

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



West Lane Barn, West Lane, Bradley,  
Skipton, North Yorkshire BD20 9DH  
Asking Price: £735,000



+ 5



+ 2



- NO ONWARD CHAIN
- Individual stone built barn conversion
- Five good sized double bedrooms
- Spacious and superbly presented living accommodation throughout
- Private driveway parking with an attached garage

This outstanding, spacious and superbly appointed individual stone built barn conversion offers over 2500 square feet of family sized, five bed roomed accommodation of exceptional merit enjoying an enviable location set back from the Main Street in a secluded position offering a pleasant degree of privacy whilst also commanding fine views.

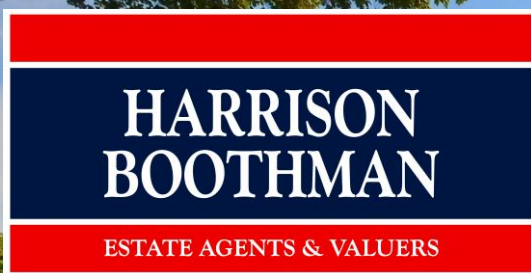


Originally dating back to the late 1600's, West Lane Barn has been sympathetically converted to retain the original character features whilst having quality contemporary fixtures and fittings throughout.

Standing in a generous plot with a large enclosed low maintenance rear garden with a private driveway and an attached stone garage, West Lane Barn includes gas central heating together with hardwood sealed unit double glazing.

With all local amenities nearby, this imaginatively planned and prestigious home is very strongly recommended indeed for inspection, comprising briefly:

An entrance porch, an entrance hallway with feature barn windows and original stone flooring, a ground floor cloaks/wc, a sitting room with an Inglenook fireplace incorporating an Esse Cast iron log burning stove, a beautifully appointed and spacious dining kitchen with fitted wall and base units, a utility room, a family dining room and an open plan snug/home office offering a versatile living space. To the first floor there are four good sized double bedrooms, all of which have a superb outlook over the surrounding hills and countryside, along with the house bathroom fitted with a modern three piece suite. The larger double bedroom on the first floor also benefits from a large mezzanine space which could be used as further living space. To the second floor there is a good sized double bedroom with velux windows. Externally the property sits on an extensive plot with ample parking, garaging and a meticulously maintained rear garden perfect for sitting out in the summer months.



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Surrounded by beautiful open countryside and adjacent to the Leeds/Liverpool canal, the very popular village of Bradley is served by local amenities including a highly regarded primary school, a Church and chapel, a general store, a public house, sports clubs, a village hall, community events and a bus service.

The towns of Skipton and Ilkley are all situated within circa fifteen minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance. Skipton also has two highly respected Grammar School's and Bradley is within catchment area for these. Skipton train station is under ten minutes away by car, offering easy commuting to Leeds and London. The beautiful Yorkshire Dales National Park is also on your doorstep.

Certainly providing a unique opportunity, West Lane Barn comprises in further detail:

## GROUND FLOOR

### ENTRANCE PORCH

Stone flooring. Hardwood sealed unit single glazed window's. Substantial hardwood front entrance door.

### ENTRANCE HALL

Original stone flooring. Feature sealed unit hard wood double glazed barn windows. Recessed low voltage ceiling spotlights. Original oak beams. Central heating radiator. Understair storage cupboard. Open staircase to the first floor living accommodation.

### CLOAKROOM/SHOWER ROOM

Recessed low voltage ceiling spotlights. Fitted coat hooks and shelving. Tiled flooring and partial wall tiling. Pedestal hand wash basin. High level pull and chain w/c. Walk in shower cubicle.

### SITTING ROOM

21'5" x 13'1" with hardwood sealed unit double glazing. Oak flooring. Exposed oak beams. Central heating radiator. Feature Inglenook fireplace with stone heart and cast iron Esse log burning stove. Useful storage cupboard.

### DINING ROOM

16'4" x 10'8" with hardwood sealed unit double glazing. Oak flooring. Central heating radiator. Exposed oak beams.

### SPACIOUS FAMILY DINING KITCHEN

23'5" x 13'1" (BOTH MAXIMUM) with hardwood sealed unit double glazing. Velux windows. Oak flooring. Exposed oak beams. Recessed low voltage ceiling spotlights. Central heating radiators. Fitted contemporary fitted wall and base units with contrasting solid wood worktops and tiled splashbacks. Tall oven. Recess for American style fridge freezer. AEG stainless steel 5 ring gas hob with matching AEG stainless steel extractor

hood over. Belfast sink with chrome tap. Plumbing for dishwasher. Concealed floor mounted gas central heating boiler.

#### UTILITY ROOM

9'8" x 6'8" with hardwood sealed unit double glazing and matching side entrance door. Stainless steel one and a half bowl sink and drainer with chrome hot and cold mixer tap. Oak flooring. Recessed low voltage ceiling spotlights. Fitted wall and base units with solid wood worktops. Plumbing for washing machine.

#### SNUG

12'9" x 9'3" offering a very versatile space with hardwood sealed unit double glazing and matching rear entrance door. Central heating radiator. Storage cupboards.

Open to:

#### HOME OFFICE

10'10" x 10'2" with wall lights. Wood effect flooring.

#### FIRST FLOOR

#### GALLERIED LANDING

Spindled balustrade. Exposed stonework. Original oak beams. Central heating radiators. Recessed low voltage ceiling spotlights. Storage cupboard with hot water tank.

#### BEDROOM

14'9" x 10'6" with sealed unit hardwood double glazed windows. Wall lights. Central heating radiator. Fitted wardrobing.

#### ENSUITE W/C

Recessed low voltage ceiling spotlights. Concealed cistern w/c and wash basin with chrome tap, semi-recessed into a fitted unit with storage. Heated towel rail. Fitted dressing table with LED mirror.

#### BEDROOM

21'6" x 12'2" with hardwood sealed unit double glazed window's with superb views down the Aire Valley. Exposed stone chimney. Exposed oak beams. Open staircase to Mezzanine.

#### MEZZANINE LIVING SPACE

12' x 9'5" with hardwood sealed unit double glazed window's. Feature hardwood single glazed window with stone sill. Exposed stone chimney. Beamed ceilings. Eaves storage.

#### BEDROOM

13'10" x 8' with Velux windows. Central heating radiator. Oak flooring. Beamed ceilings. Storage cupboards.

## BEDROOM

12' x 8'4" with hardwood sealed unit double glazed window's. Central heating radiator. Beamed ceilings.

## SHOWER ROOM

Recessed low voltage ceiling spotlights. Low suite w/c. Extractor fan. Vanity wash basin with tiled splashback. Full floor tiling and partial wall tiling. Substantial walk in shower with thermostatic rainfall shower and glass shower screen.

## SECOND FLOOR

### ATTIC BEDROOM

20'1" x 11'6" with Velux windows with stunning long distance views. Useful storage cupboards. Original oak beams. Pine flooring.

## OUTSIDE

To the front of the property there is a lawned garden space with a drystone wall boundary and a paved pathway. There is also a private tarmac driveway with ample parking for several vehicles leading to the attached:

## GARAGE

26'3" x 12'5" with power, lighting, water, electric up and over door, fitted shelving, hardwood sealed unit window's and storage space above.

To the rear there is a delightful garden space which is completely private providing a very attractive feature perfect for sitting out in the summer months. The garden is very low maintenance with a raised lawned area with raised flower beds, original stone cobbles, a stone paved patio area, a log store, a block paved seating area and also benefitting from external lighting.

## COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: G

## TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: JT30042026

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

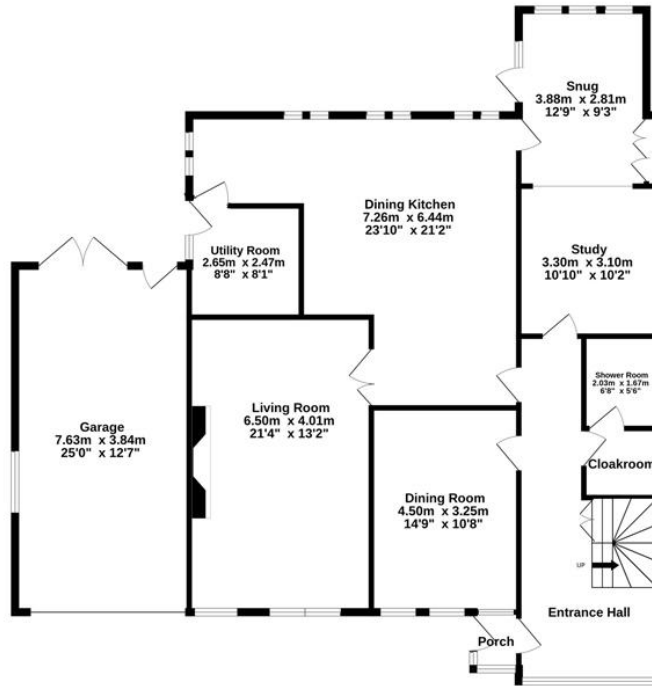
Any prospective purchaser should satisfy themselves by inspection of the property.



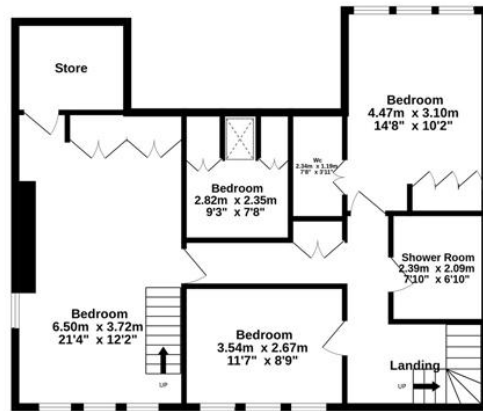




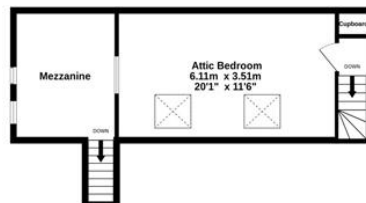
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy performance certificate (EPC)

West Lane Barn West Lane Bradley KEIGHLEY BD20 9DH	Energy rating <b>D</b>	Valid until: <b>7 April 2034</b>
		Certificate number: <b>0380-2435-5340-2704-3651</b>

Property type	Semi-detached house
Total floor area	233 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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Any prospective purchaser should satisfy themselves by inspection of the property.