





## 2 UPPER ISLE FARM, ISLE LANE, OXENHOPE, BD22 9QF

Oxenhope village – ½ mile  
Leeds – 17 miles  
Skipton – 10 miles  
Bradford – 10 miles

Entrance vestibule · Impressive reception/dining hall  
Guest cloak/shower room · Spacious sitting room  
Family room · Bespoke fitted breakfast kitchen · Utility room · Principal bedroom with a walk in wardrobe and an en suite bathroom · Two additional bedroom suites  
Bedrooms four and five with mezzanine bathrooms  
Second floor bedroom suite · Cinema room · Electric entrance gates and private driveway · Enclosed forecourt with parking for numerous vehicles · Fold yard with detached barn and stable block · Two large private terraces · Some 10 acres of adjoining paddock land.

Upper Isle Farm is one of a small cluster of properties approached from Isle Lane leading up the side of Leeming Water Reservoir. The property has recently been the subject of a complete programme of restoration forming effectively a new build with a luxurious contemporary interior. The property sits in a semi rural location, some 1 mile to the east of Oxenhope village which offers a good range of everyday amenities. A more comprehensive selection is available in Leeds and Bradford and the area provides excellent historic and sporting facilities, especially for those who have equestrian interests or enjoy walking in the countryside. Rail services are available to Leeds, Manchester and London and Oxenhope has its own railway station.

The accommodation is laid out over three levels and briefly comprises an entrance porch opening into an impressive reception/dining hall with feature central staircase off which is a cloak/shower room.

**A SIGNIFICANT STONE BUILT DETACHED FAMILY RESIDENCE WITH A SEPARATE BARN, STABLES AND APPROXIMATELY 10 ACRES OF PADDOCK LAND, OCCUPYING AN ELEVATED POSITION AND ENJOYING SPECTACULAR VIEWS ACROSS LEEMING WATER AND THE VALLEY BEYOND.**



The principal reception room is a well proportioned sitting room which takes full advantage of the spectacular views and there is a separate family living room. The spacious open plan living/dining kitchen has a comprehensive range of units in cream complemented by granite preparation surfaces and a four oven Aga. There is a matching central island, integrated appliances and bi-fold doors opening out onto the paved sun terrace. There is also a separate utility room.

At first floor level is a principal bedroom with a dressing room and an en suite bath/shower room, second bedroom suite with a walk in wardrobe and an en suite shower room, third bedroom suite and two additional bedrooms each with the benefit of staircases leading up to mezzanine bathrooms. Also at second floor level is a guest bedroom suite and a cinema room with access to eaves storage.

Outside, the property is approached through stone entrance pillars with electric gates up a private driveway leading into a spacious forecourt providing ample private parking. A separate access leads into a fold yard with detached barn and four stable block all with direct access onto the adjoining land, ideal for those with equestrian interests.



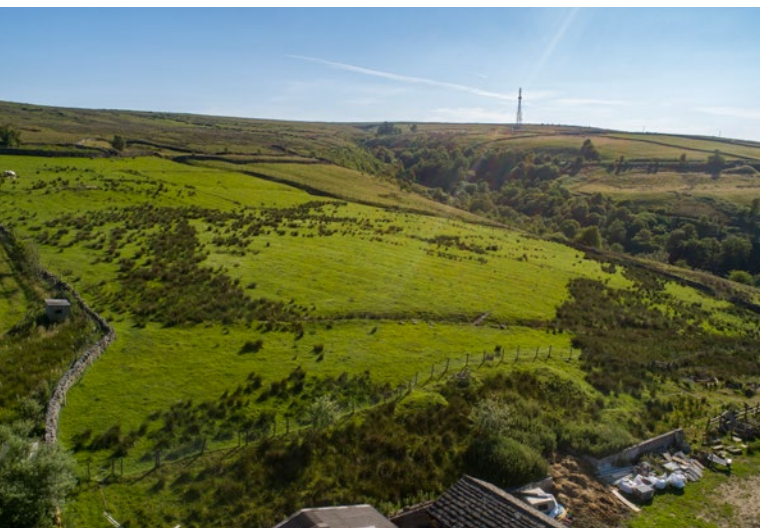


## ADDITIONAL INFORMATION

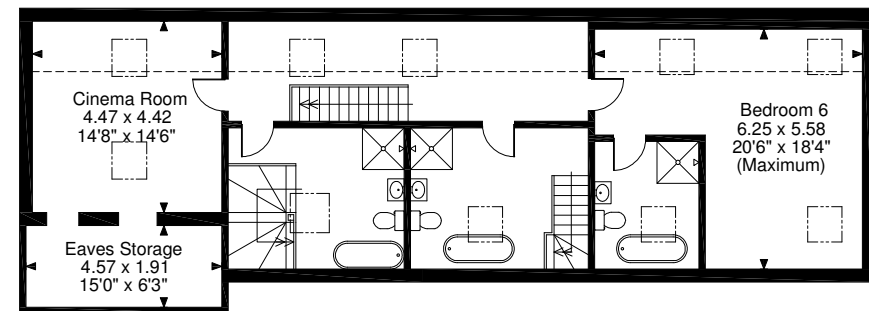
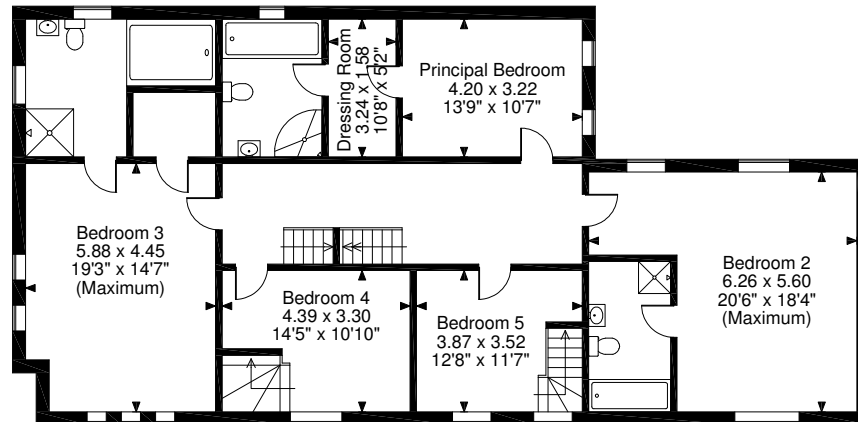
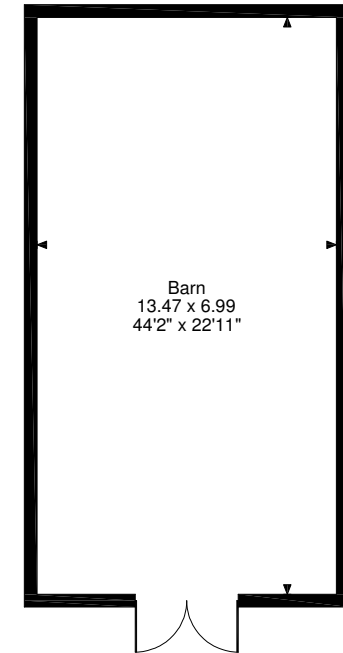
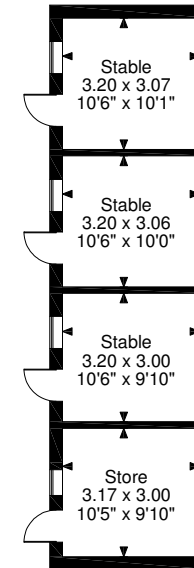
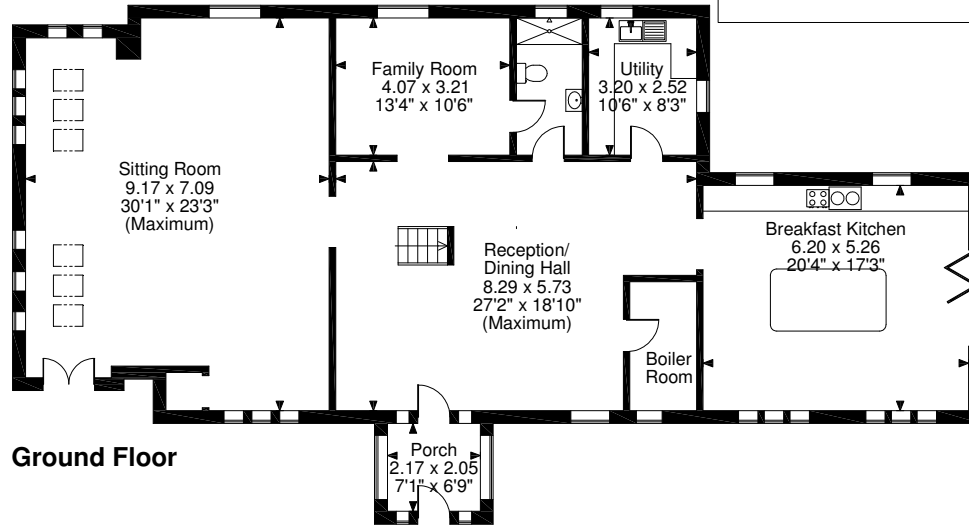
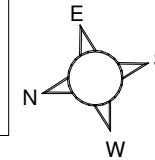
**Tenure:** We are advised that the property is leasehold.

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - BD22 9QF:** Travelling south from Haworth along the Keighley Road A6033, continue into Oxenhope and at the mini roundabout turn left into Station Road. Follow this road out of the village onto Denholme Road and after approximately ¼ of a mile turn right into Isle Lane, immediately before Leeming Water. After a small bridge bear right and continue to the top of the lane and through the gates leading up to the property.



# 2 Upper Isle Farm, Oxenhope Approximate Gross Internal Area Main House = 4,415 sq ft / 410 sq m



First Floor

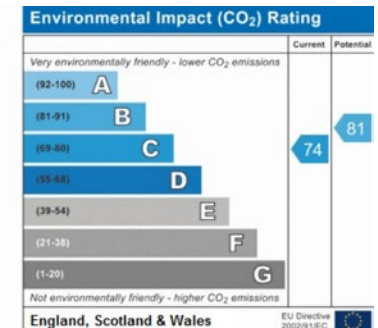
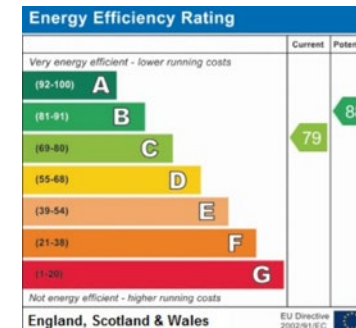
Second Floor

**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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