



SEASONS
CHANGE
HAWKSWORTH



Welcome to Your Dream Barn Conversion



WELCOME

A hidden sanctuary in the heart of the countryside, where time slows and nature's beauty unfolds. Seasons Change, a stunning period barn conversion, steeped in history and lovingly restored, offers a unique blend of rustic charm and contemporary luxury. With breathtaking open field views, a private gated entrance and immaculately landscaped gardens, this is more than just a home - it's a lifestyle. Set on the edge of the desirable Hawksworth village, this exceptional home offers the best of both worlds offering peaceful seclusion and yet being just a five-minute drive from Guiseley with easy access to excellent amenities, schools and transport links.





A GRAND ENTRANCE...

Pass through the secure gates serving the exclusive Storth House Farm hamlet and follow the sweeping driveway, where the barn which dates back to the 1800s stands proud against a backdrop of rolling fields. The exquisitely landscaped front gardens and forecourt parking set the tone for the grandeur that awaits inside.

Step through the front door into the welcoming hallway, where the warmth of underfloor heating gently radiates through the stone floor beneath your feet. Sleek full height timber doors and a solid timber staircase beckon you to explore, and bespoke hidden storage provides the first glimpse of the craftsmanship and attention to detail that define this one-of-a-kind home.

“The moment we step into the principal suite we feel an overwhelming sense of calm. The morning light pours in through the floor-to-ceiling windows, inviting us to embrace the day ahead.”

A TRANQUIL RETREAT...

The principal suite is a haven of serenity, with floor-to-ceiling glazing that floods the space with natural light. The contemporary design is complemented by a feature false ceiling with ambient lighting, creating a soothing atmosphere. The cream carpeting and neutral tones enhance the room's sense of space and tranquillity.

Japanese-inspired sliding doors open to reveal a beautifully designed dressing room and ensuite. The generous dressing room is fully fitted with custom-made furniture, ensuring ample storage for even the most extensive wardrobe collection. The luxury ensuite features a large walk-in shower with brushed gold fixtures, a pair of vanity basins and a concealed WC, all set against stunning subway tiling and porcelain flooring. The picture window, with shutter blinds, allows in abundant sunlight while maintaining privacy.





BEAUTIFUL BEDROOMS...

Across the hallway, on the opposite side of the barn, lie two additional double bedrooms, each offering comfort and character in equal measure.

Both feature large windows to the front elevation which flood the rooms with light, and overlook the beautifully maintained gardens and a glimpse of countryside views. Each has custom fitted wardrobes, providing excellent storage solutions, modern decor and underfloor heating ensuring year-round comfort.

TIME FOR A SOAK...

The house bathroom is an elegant and impressive space. A luxurious four-piece suite includes a deep soaking bathtub, a large walk-in shower with a mixer, double wall-hung basins and a WC. Natural stone tiling on the floors and walls adds a timeless aesthetic, while useful under-stair storage maximises practicality.

“We love watching the wildlife from the first-floor windows - swallows returning each year, hares darting across the fields, geese migrating, curlews soaring overhead, birds of prey circling, and livestock adding to the tranquil atmosphere. It’s the perfect setting to embrace nature in serene peace.”

ELEVATED ELEGANCE...

Designed to make the most of its magnificent surroundings, the first floor offers an unparalleled living experience.

The open-plan living dining kitchen is the heart of the home, where the rustic charm of Yorkshire stone walls meets modern elegance. Expansive picture windows frame the ever-changing countryside, flooding the space with natural light and giving inspiration to the home’s name, Seasons Change. A stunning feature pitched ceiling, complete with exposed roof joists and four Velux skylights, enhances the sense of openness and grandeur. Oak flooring with underfloor heating blends the living dining space harmoniously into the kitchen area which is adorned by imported Italian Terrazzo floor tiles.





PRACTICAL SPACES...

The bespoke dark green kitchen is a masterpiece in itself, with Italian Terrazzo wall tiles to match the floor which contrast beautifully with brushed gold handles. The solid wood island, which provides additional seating and storage, is the perfect place to gather with loved ones. An impressive array of high-end appliances includes a self-venting AEG down-draft induction hob, an integrated double electric oven, a warming drawer, a tall fridge-freezer and an additional under-counter freezer and dishwasher.

The utility room provides additional storage and workspace, with fitted units, plumbing for a washing machine and space for a dryer. A rear door offers easy access to the gardens.

The guest WC, located just off the utility, features a stylish modern two-piece suite, complemented by porcelain tiled flooring and metro tiling to the splash backs.

“We’ve enjoyed many family movie nights in the sitting room as well as quiet evenings by the fire.”

REGAL RECEPTION...

The sitting room is an exceptional space, designed for both grand entertaining, movie nights and quiet relaxation. The feature pitched ceiling, with exposed beams, enhances the character of the room, while offering the perfect space for a large cinema screen for those popcorn-filled evenings watching your favourite blockbuster film. Large windows to the front and rear showcase spectacular rural views. The stunning solid oak parquet flooring with underfloor heating adds warmth and charm and a cast iron log-burning stove serves as a striking focal point—perfect for those cosy winter nights.





VERSATILE LIVING...

Flowing effortlessly from the sitting room, this versatile living space sits at a slightly lower level and is located at the rear of the property. It features full-width floor-to-ceiling doors that open onto the garden creating a seamless indoor-outdoor living experience. This space has been thoughtfully designed with a solid wood unit that discreetly houses a vertical pull-down bed, making it an ideal guest room when needed. A hidden workspace with a built-in desk adds further functionality, making this an inspiring place to work from home. The stylish grey porcelain tiled flooring with underfloor heating and feature lighting complete the contemporary aesthetic.

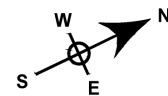
“There’s nothing quite like watching the sun set over the fields from the hot tub - pure magic.”

BRINGING THE OUTSIDE IN...

Expansive glass doors lead to the beautifully designed south-west-facing garden - a flawless connection between home and nature. The professionally landscaped outdoor space is perfect for al fresco dining on the large deck, while the stone-flagged terrace has space for a luxurious hot tub, offering the ultimate spot for stargazing on crisp, clear nights.

The gardens have been thoughtfully designed by a professional landscape architect, ensuring that every element serves both form and function. Lush lawns, mature planting and carefully placed feature lighting create a space that is as enchanting in the evening as it is during the day.



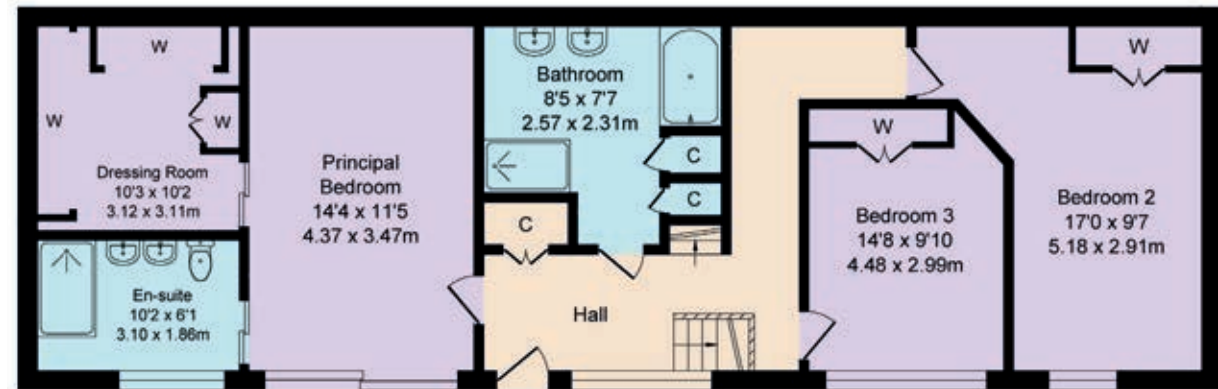


FINER DETAILS

- 1800s period barn converted in 2019
- 3 bedrooms
- 2 bathrooms
- Open plan living kitchen diner
- Flexible space as study / guest bedroom
- Professionally landscaped gardens
- Stunning countryside views
- Exclusive gated hamlet of Storth House Farm
- Edge of Hawsworth village
- Close to Guiseley's excellent amenities, schools & transport links
- Services: mains electric & water; water treatment plant
- Heating: air source heat pump; underfloor heating throughout; MVHR

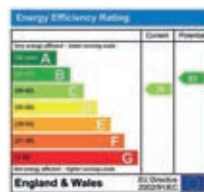
Total Approx. Floor Area 2415 Sq.ft. (224.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 1024 Sq.Ft
(95.1 Sq.M.)



First Floor

Approx. Floor
Area 1391 Sq.Ft
(129.2 Sq.M.)

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Co-op, Baildon



CHEMIST:
Browgate Pharmacy,
Baildon



WALK:
We love walking over Ilkley
Moor to Ilkley



GYM:
Nuffield or Boxx Fit in Guiseley.
Golf - 18 hole courses at The
Bradford Golf Club and Hollins Hall
Hotel, Golf & Country Club



RESTAURANT:
Lots of choice in Guiseley (e.g. Cena
Bistro or Sancerre) and Ilkley (e.g. The
Box Tree)



PUB:
The Bulls Head, Baildon & The
Hermit Inn, Burley Woodhead



TAKEAWAY:
Nawabi Indian in Baildon
is our favourite and it
delivers



POI:
ShIPLEY Glen is picturesque with an
easy walk up to the local trig point,
which can be seen from the back
garden - the view from the top is very
impressive



PUBLIC TRANSPORT:
Trains from Menston or Guiseley station
to Leeds, Bradford & Ilkley. Buses -
regular services from Guiseley to Leeds,
Harrogate & Ilkley



LOCAL SCHOOLS:
Primary: Hawsworth CofE (Good);
Secondary: St Mary's Menston Academy
(Outstanding) & Guiseley School (Good)



Seasons Change, Storth House Farm, Goose Lane, Hawksworth, LS20 8PH

presented by



 WHAT3WORDS: [names.pine.party](https://www.what3words.com/names.pine.party)

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