



Public House (EPC Rating: TBC)

Old Silent Inn Hob Lane, Stanbury, Keighley,
BD22 0HW

£52,000

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The Old Silent Inn is a historic 400-year-old Grade II listed detached public house with a traditional bar/lounge, a restaurant, a function room for private events and eight letting rooms. The property is positioned on the Pennine Way and is just 3 miles from Haworth, which attracts year-round hikers, Bronte enthusiasts, and heritage railway tourists.

LOCATION

Stanbury is a traditional South Pennine hilltop village located in 'Bronte Country' approximately 2 miles west of Haworth. Haworth is a world-renowned heritage village attracting over one million visitors annually.

DESCRIPTION

The Old Silent Inn is a 400-year-old, Grade II listed coaching inn located in the hamlet of Stanbury, near Haworth. Located in Brontë Country, it is a quintessential Yorkshire destination known for its history, and its position as a key stop for hikers on the

Pennine Way.

The building retains its original 17th-century charm with low-slung oak beams, heavy stone-flagged floors and open fires.

At ground floor level there is a bar with seating area and snug, restaurant with adjoining kitchen and also a function room.

At upper floor level the inn features eight double letting rooms, all with ensuite shower rooms. In



addition there is a separate apartment which offers potential for a holiday let.

Externally the property has an adjoining car park with 20 parking spaces, and to the rear of the property there is a paved beer garden. There is also an overflow car park on the opposite side of Hob Lane.

TERMS

The property is available by way of a new 5 year lease at a rent of £52,000 per annum

BUSINESS RATES

The property currently has a rateable value of £18,250 (2026 list). Interested parties are advised to obtain more information by visiting www.voa.gov.uk or calling Bradford Council.

ENERGY PERFORMANCE RATING

The property has an energy performance rating of TBC.

VIEWING

Strictly by appointment through the letting agents

Carling Jones - contact a member of the team at the Skipton office on 01756 799163.

VAT

All figures quoted are exclusive of VAT if applicable

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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