



Hodgson Fold, Bradford

, BD2 4EB

Price £550,000



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EXCLUSIVE

Hodgson Fold, Bradford

DESCRIPTION

Nestled at the end of a tranquil cul-de-sac in the desirable and peaceful hamlet of Hodgson Fold on the edge of Bradford, this stunning detached five/six-bedroom Grade II listed barn and cottage conversion offers a unique blend of original character and modern luxury. Meticulously renovated throughout, whilst sympathetically retaining all character and period features, this stone-built home seamlessly blends charming period features with high-quality, contemporary fittings, including a bespoke kitchen, and stylish bathrooms and ensuite making it a masterpiece of period charm and contemporary living.

The ground floor offers flexible living space ideal for family life. A welcoming hallway leads to a modern kitchen with breakfast area via a large boot room. A further spacious dining living room is found off the kitchen, perfect for year-round entertaining. Relax and unwind in the cosy snug in the warmth of the log burning stove, and a further living room provides additional space with stairs to the first floor. An additional reception room/sixth bedroom, sits alongside a ground-floor shower room and a stone-vaulted cellar offering excellent storage and use for wine and drinks. The stand out feature is the exceptionally large stone-built barn which offers incredible potential for a garage, workshop, or a superb conversion into a home office, annexe, or additional living space (subject to planning) - or a mixture of all three!

Upstairs, the airy landing leads to five generous double bedrooms. The master bedroom includes a walk-in wardrobe and modern ensuite shower room. Two bedrooms feature Velux windows and one bedroom is serviced by a walk in wardrobe. All rooms are generously sized. A stylish character house bathroom completes the first floor. Further access to the mezzanine in the barn is also accessible from upstairs.

Externally, the property enjoys private parking to the rear for at least two vehicles, with further access to the barn via the private lane. Ample



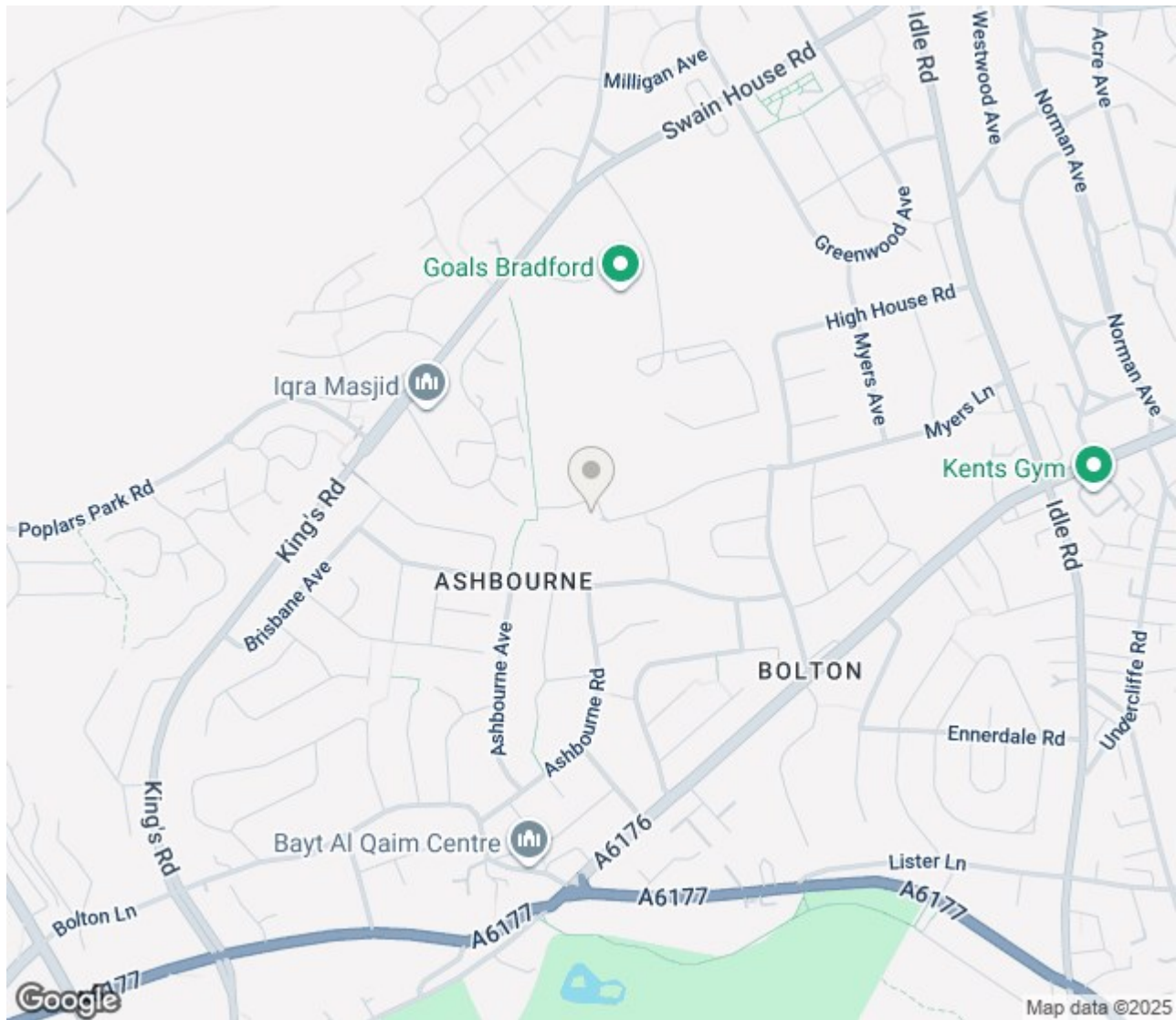




Approx. Gross Internal Floor Area 3769 sq. ft / 350.30 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property








ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

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