



Fernbank House and Cottage, Moor Lane, Eastburn, BD20 8UJ

Asking Price £625,000

- MAGNIFICENT DETACHED HOUSE
- SEVEN BEDROOMS, TWO KITCHENS, TWO BATHROOMS & THREE RECEPTION ROOMS
- GARDENS TO FRONT AND REAR - APPROX 3/4 ACRE
- AMPLE ON SITE PARKING FOR OVER TWELVE CARS
- STUNNING VIEWS
- ORIGINAL FIXTURES AND FITTINGS
- OWN WATER SUPPLY & SEPTIC TANK
- HIDDEN GEM IN A PEACEFUL AND SECLUDED SETTING
- POTENTIAL FOR RENTAL INCOME
- CLOSE TO AMENITIES

Fernbank House and Cottage Moor Lane, Eastburn BD20 8UJ

A MAGNIFICENT DETACHED HOME standing proudly at the top of Moor Lane, boasting LONG DISTANCE VIEWS set on approximately $\frac{3}{4}$ OF AN ACRE with an ADJOINING THREE-BEDROOM COTTAGE with it's OWN KITCHEN, BATHROOM, LOUNGE, DINING ROOM AND SEPARATE ELECTRIC METER & HEATING SYSTEM. This presents an opportunity for EXTENDED FAMILY ACCOMMODATION, HOLIDAY LET, or a RESIDENTIAL LET.



Council Tax Band: D



PROPERTY DETAILS

Fernbank House is being offered to the market for the first time in 36 years and has only had five owners since it was built in 1899. This magnificent, detached home stands proudly at the top of Moor Lane, boasting long-distance views from the front elevation. Set on approximately $\frac{3}{4}$ of an acre, originally known as "The Plantation", the land was quarried by the original owner to source the stone used to construct what is now Fernbank House. Around 30 years ago, the current owners added an adjoining three-bedroom cottage, presenting opportunities for extended family accommodation, a holiday rental or a residential let.

Fernbank House is a truly charming family home, radiating warmth and character from the moment you step through the front door. Its timeless appeal is undeniable. The entrance hall features the original tiled flooring and central staircase leads to the first floor. The front room is centred around a magnificent marble fireplace with an open fire, while a large bay window allows for the breathtaking views. The spacious living/dining room, complete with an ornate marble fireplace and open fire, has windows on three sides, with the front offering stunning views of the garden and distant hills, while the rear overlooks the stunning large garden featuring a stone folly a gate leading to the moors behind the property.

The kitchen is well-equipped, featuring a Rangemaster electric double oven nestled within a feature recess. There is also a handy understairs storage cupboard and double doors leading to the rear porch, which includes a utility cupboard. Upstairs, the first floor features a split landing with a large recess and window - an ideal spot for a home office. There are four large bedrooms, all with picturesque views. A family bathroom completes this floor.

Fernbank Cottage, which adjoins the main house, is accessed via an entrance porch with a striking ceiling featuring a Velux window and a connecting door to the main house. The open plan living/dining room is bathed in natural light from windows on three sides and the kitchen is fully equipped. An open staircase leads to the first floor. The sitting room boasts a recessed fireplace with a multi-fuel stove and a bay window framing the views. The first floor includes two double bedrooms and a bathroom, while a further double bedroom can be found on the second floor.

Outside, a gated entrance leads to ample on-site parking for over twelve cars and hard standing for a garage. The walled garden at the rear features a raised lawn and an array of mature and established trees and ferns, some of which are quite rare. Gardens encircle the property, with the front enjoying the breathtaking views. Tucked away at the top end of Moor Lane, Fernbank House and Cottage offer a peaceful and secluded setting, yet they are only minutes from the village of Eastburn, which has a local shop, post office, fish shop, pub and an excellent primary school. The nearby village of Cross Hills provides further amenities and Steeton, just five minutes away by car, offers a train link for easy access to larger business centres. Airedale hospital is only a five minute walk away.

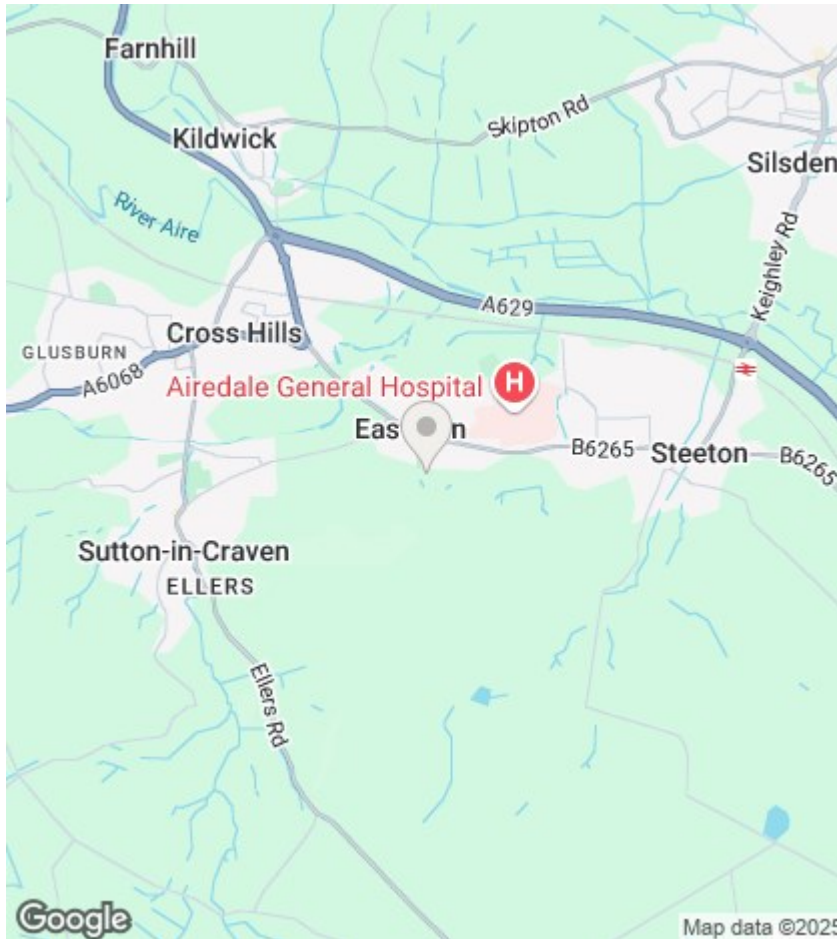
If you're seeking a unique home with plenty of space for family, the potential for rental income, or simply a place to make your own, Fernbank House could be the perfect opportunity.

ADDITIONAL DETAILS

SERVICES - Both properties use spring water, oil central heating and mains electric and have a septic tank. The cottage having its own oil central heating tank and boiler as well as electric separate from the main house







Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 229.4 m² ... 2469 ft²
All measurements are approximate and for display purposes only