



## Bridge Street, Oakworth BD22 7PX

Offers In The Region Of £585,000

- FOUR BEDROOM STABLE CONVERSION
- CHARMING TWO DOUBLE BEDROOM STONE-BUILT BUNGALOW
- TRIPLE GARAGE WITH LIGHT, POWER & WATER
- SEPARATE OFFICE/HOBBY ROOM
- OFFERED ONTO THE OPEN MARKET AS ONE PACKAGE
- COBBLED COURTYARD SETTING & GRASSED SEATING AREA
- THE OLD STABLE IS RUN BY MULTI-FUEL STOVE & SUPPLEMENTED BY SOLAR PANELS
- THE BUNGALOW IS GAS CENTRAL HEATED & HAS ALL MAINS SERVICES
- ATTRACTIVE ORIGINAL FEATURES THROUGHOUT BOTH PROPERTIES
- SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMENITIES



# Bridge Street, Oakworth BD22 7PX

For the first time since 1949, these EXQUISITE PROPERTIES are being offered on the open market. Originally acquired as a charming stone-built bungalow complete with stables and a workshop, the family has, over the years, CONVERTED AND TRANSFORMED THE STABLES, EXPANDED THE SPACE AND ACQUIRED ADDITIONAL LAND. This now includes a TRIPLE GARAGE WITH OFFICE/HOBBY SPACE. These properties, which have housed their family over the decades, present a PERFECT OPPORTUNITY FOR THOSE SEEKING AMPLE SPACE FOR THEIR FAMILY or for those interested in generating income through HOLIDAY OR RESIDENTIAL LETTING OR WISH TO RUN A BUSINESS FROM HOME.



Council Tax Band: D



## PROPERTY DETAILS

For the first time since 1949, these exquisite properties are being offered on the open market. Originally acquired as a charming stone-built bungalow complete with stables and a workshop, the family has, over the years, converted and transformed the stables, expanded the space and acquired additional land. This now includes a triple garage with office/hobby space. These properties, which have housed their family over the decades, present a perfect opportunity for those seeking ample space for their family or for those interested in generating income through holiday or residential letting or wish to run a business from home.

Upon stepping through the stone pillars into the glorious, newly laid, original cobbled courtyard, it is clear that these properties are truly special. No. 49 is the original dwelling, featuring a stylish dining kitchen that is light and airy with windows on the front and side elevations, integrated appliances and feature lighting. There is a practical utility room and a generously sized sitting room boasting wonderful arched windows, recessed bookcases and pleasant views. An inner hall leads to the master bedroom, which retains the original cast iron fireplace, an arched window and a walk-in wardrobe or office space. Additionally, there is a further double bedroom and a stylish shower room. This dwelling is gas central heated and has all mains services. Additionally there is a 7 kW EV charger belonging to the property.

Outside, both properties share the charming courtyard setting, a grassed seating area and the triple garage which is equipped with power, light and water. At the rear of the garage, there is an office space or hobby room with its own access. The exterior also includes four coal houses, the original wash kitchen and a separate W.C. (originally built for the entire street to use).

No. 51, known as The Old Stable, retains many traditional features. The original door opens into an entrance hall with an open staircase leading to the

first floor. The spacious dining room with ceiling beams flows into the sitting room, which features windows, exposed beams and an attractive fireplace. The traditional kitchen offers an excellent range of units and access to the courtyard. Another sitting room is full of character, with a large arched window, an attractive fireplace with a multi-fuel stove, exposed beams, a feature ceiling with a VELUX window and access to the courtyard. This floor also includes a bathroom. No51 is run by a multi fuel stove and is supplemented by solar thermal and solar panels - these could be changed to air source heating or there is gas to the property.

The first floor features a spacious landing with exposed stonework and beams. Here, two double bedrooms and two single bedrooms can be found, along with the house bathroom. Outside, this property shares the same courtyard, seating area, triple garage and office/hobby room.

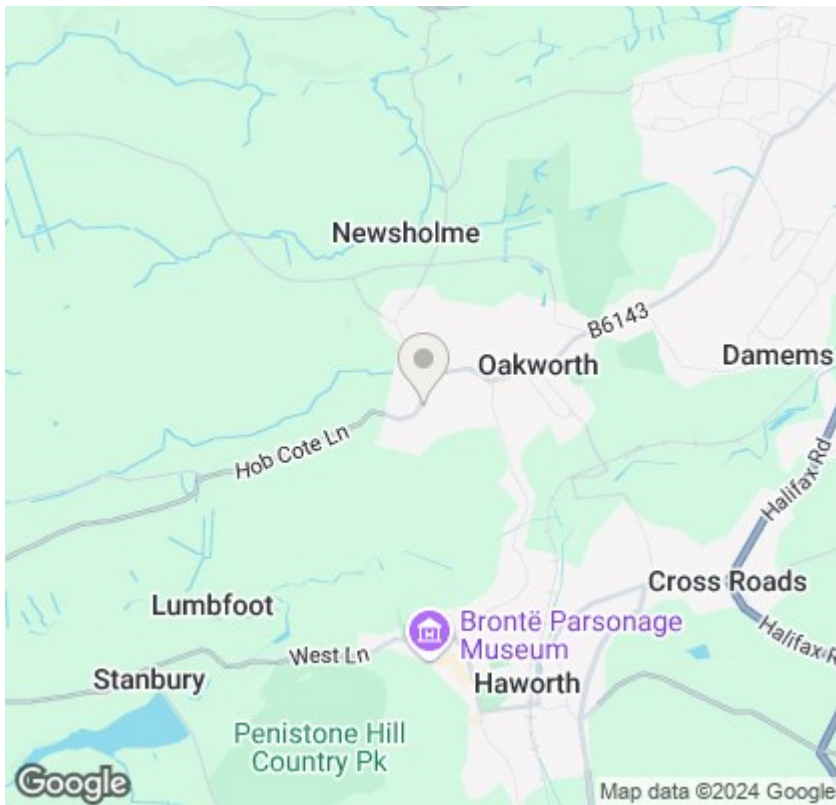
Situated in a wonderful village in an elevated position with lovely views, these properties are close to beautiful countryside and a short stroll from the village. The village offers a shop/grocery store, a lovely park, a primary school and independent shops. An excellent bus service provides quick and easy links to all the neighbouring towns and villages, while the nearest train link to larger business centres like Leeds and Manchester can be found in Keighley.

For those looking for a unique and special place that rarely comes on the market, these properties offer wonderful opportunities.

## ADDITIONAL INFORMATION

The council tax band on the original dwelling is tax band C and The Old Stable is tax band D.



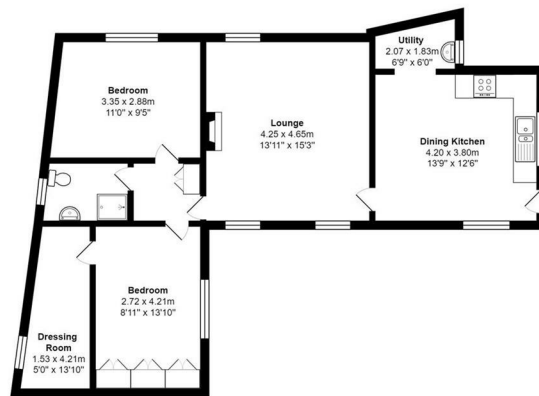


## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

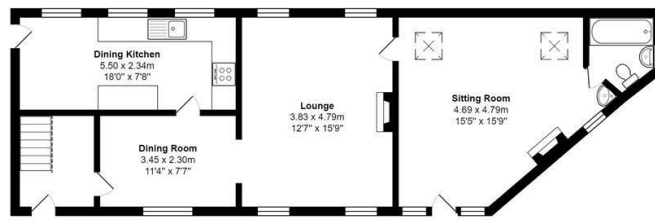
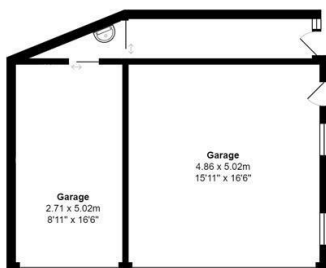
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



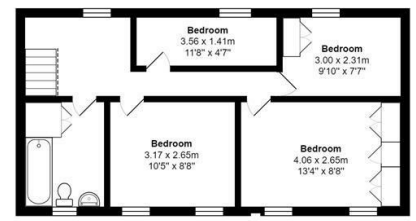
Ground Floor

Total Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Ground Floor

Total Area: 161.8 m<sup>2</sup> ... 1742 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



First Floor