



Black Moor Road, Haworth, BD22 9SX
£1,050,000

E&H Holmes
ESTATE AGENTS

****STAMP DUTY PAID & CONTRIBUTION TO MORTGAGE PAYMENTS****

A truly exceptional, four bedroom barn conversion located less than a mile from the world renowned, Bronte Sisters village of Haworth. Situated in an elevated position with panoramic views this unique home has been completed to the highest standards throughout with a bespoke oak and glass staircase in the grand entrance hall, high specification kitchen and bathrooms and the first floor creating a full master suite with open living/ office area, dressing room, four piece bathroom and master bedroom with Juliet balcony overlooking one of the fields the property owns. The gardens offer an excellent space to entertain or purely enjoy the peaceful surroundings and visiting wildlife to the pond and fields. The property comes with three acres of land and would be suitable for a buyer with an equestrian interest or wishing to create a small holding along with planning permission for a detached double garage.



Grand Entrance Hall 7'10" x 11'5" + 14'7" x 20'0" (2.394 x 3.500 + 4.469 x 6.120)

Bespoke glass and Oak staircase.
Underfloor heating.

Storage Cupboard 3'3" x 4'1" (1.009 x 1.254)

Housing the underfloor heating manifold.
Underfloor heating.

Cloakroom 3'4" x 5'9" (1.032 x 1.765)

Wash hand basin. Low flush W.C.
Underfloor heating.

Open Plan Living/Dining Kitchen 43'1" x 20'3" (13.137 x 6.176)

An exceptional space with picture windows to enable resident to enjoy the uninterrupted rural views and patio doors leading out the gardens. Louvillite Italian electric blinds.

The stylish fitted kitchen comprises of graphite grey and white units with granite worksurfaces. All appliances are the premium Caple brand and include two ovens, a combination microwave/roisserie oven with warming drawer, induction hob, fridge, freezer and wine cooler. There are two islands, one of which contains the undercounter stainless steel sink with waste disposal unit and Quooker boiling water tap.

Underfloor heating.

Utility Room 13'2" x 9'0" (4.031 x 2.763)

Wall and base units with Quartz work surfaces and mirror splashback. Stainless steel under counter sink. Intergated Caple dishwasher, washing machine and tumble dryer. Door to side elevation.
Underfloor heating.

Bedroom Two 16'5" x 14'6" (5.005 x 4.423)

En-Suite

Walk in shower. Wash hand basin. WC. Extractor fan.

Walk In Wardrobe

Bedroom Three 17'2" x 11'1" (5.248 x 3.395)

Double glazed window to side elevation.

Jack And Jill Bathroom 13'4" x 9'2" (4.067 x 2.817)

Wash hand basin set in vanity unit. Low flush W.C. Free standing bath. Walk in shower cubicle. Extractor fan.

Bedroom Four 13'5" x 12'10" (4.100 x 3.917)

Double glazed windows to front and side elevations.

Master Suite:

Open Living/ Office Space 35'6" x 23'9" (10.836 x 7.243)

Five radiators.

Master Bedroom 18'3" x 17'7" (5.573 x 5.368)

Two radiators.

Dressing Room 11'5" x 10'3" (3.483 x 3.143)

Bathroom 19'5" x 10'4" (5.932 x 3.150)

Wash hand basin. Low flush W.C. Freestanding bath. Separate shower cubicle. Extractor fan.

Parking

Electric gated driveway for several cars.

Planning Permission for Detached Garage

Planning has been granted for a detached double garage (Planning application number 22/04284/FUL)

The Local Area

The property is accessed via a private driveway off Black Moor Road.

Situated less than a mile away from the famous village of Haworth, Renowned for being the home of the Bronte sisters and with its idyllic cobbled high street and independent shops, pubs and eateries. Haworth attracts visitors from wishing to visit the iconic parsonage, explore the surrounding moors and going to the ruins of Top Withins Farmhouse. The town of Keighley is about 3.5 miles away which offers a full range of services and amenities including direct rail links to both Bradford and Leeds. Access by road is excellent with the A629 providing a short commute to Halifax.

Garden

Indian Stone paving and decking leading to a lawn garden. External power under decking for installation of a hot tub, Out door lighting.

Council Tax Band

E

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
careful.curls.into

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





