



Brighouse & Denholme Road, Denholme, BD13 4HF
£850,000

E&H Edkins Holmes
ESTATE AGENTS

A rare opportunity to acquire a substantial and versatile property, this impressive 6-bedroom farmhouse is accompanied by a self-contained 2-bedroom annexe and a large barn/warehouse, all set within approximately 1.9 acres of land.

Situated along the sought-after Brighouse & Denholme Road, this unique estate offers a perfect blend of rural charm and modern convenience, making it ideal as a spacious private residence, a multi-generational home, or an exceptional base for a range of business ventures.

The main farmhouse boasts generous living spaces, character features, and stunning countryside views, while the annexe provides excellent potential for guest accommodation, rental income, or extended family living. The expansive barn/warehouse further enhances the property's appeal, offering endless possibilities for storage, workshops, events, or commercial use (subject to any necessary permissions).

Ample parking and sprawling grounds complete the picture, offering privacy and potential in equal measure.



Entrance Vestibule
Cupboard. Boiler. Wooden door to front elevation.

Inner Hall 8'1" x 13'9" (2.482 x 4.208)

Grand Hall
Stairs leading to first floor. Stained glass arch windows.

Cloakroom
Wash hand basin. Low flush W.C.

Wet Room
Shower. Extractor fan.

Lounge 16'5" x 15'1" (5.004 x 4.620)
Two radiators. Window to side elevation.

Reception Room Two 30'2" x 15'9" (9.214 x 4.808)
Fireplace. Two radiators. Windows to front and rear elevations.

Reception Room Three 13'9" x 16'2" (4.203 x 4.928)
Fireplace. Two radiators.

Dining Room 13'10" x 8'9" (4.230 x 2.674)
Two radiators. Window to front elevation.

Third Reception Room 12'3" x 13'11" (3.746 x 4.255)
Radiator. Two windows to rear elevation.

Kitchen 15'11" x 12'10" (4.872 x 3.912)
Fitted kitchen with wall and base units. Island. Stainless steel undercounter sink. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Understairs cupboard. Stairs leading to landing. Two windows to front elevation.

Utility Room
Base units. Stainless steel sink.

Landing
Stairs leading from Grand Hall. Stairs leading from kitchen. Loft access. Cupboard.

Bedroom One 11'1" x 14'0" (3.380 x 4.287)
Two radiators. Windows to rear and side elevations.

Dressing Room 10'8" x 8'3" (3.259 x 2.534)
Fitted wardrobes. Radiator. Window to side elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Radiator. Extractor fan. Window to side elevation.

Bedroom Two 13'6" x 9'1" (4.126 x 2.771)
Radiator. Window to rear elevation.

Bedroom Three 11'3" x 9'11" (3.439 x 3.026)
Built in wardrobes. Radiator. Window to rear elevation.

Bedroom Four 10'5'9'0" x 11'10" (3066 x 3.632)
Built in wardrobes. Radiator. Window to front elevation.

Bedroom Five 16'2" x 11'1" to wardrobes (4.952 x 3.394 to wardrobes)
Built in wardrobes. Radiator. Window to front elevation.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan. Window to front elevation.

Bedroom Six 9'0" x 15'11" (2.755 x 4.853)
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. Window to front elevation.

Parking
Extensive parking.

Barn / Warehouse 80'0" x 21'5" (24.403 x 6.553)
Roller door. Light. Plumbing. Composite door.

Front Garden
Block paved courtyard.

Garden
Lawn garden and field.

ANNEXE:

Ground Floor:

Entrance Hall
Stairs leading to first floor. Radiator.

Dining Kitchen 12'7" x 16'3" (3.842 x 4.965)
Fitted kitchen. Cupboard housing boiler. Radiator. Window to rear elevation.

Lounge 12'10" x 13'1" (3.916 x 4.012)
Radiator. Windows to front and rear elevations.

Cloakroom
Wash hand basin. Low flush W.C. Radiator.

First Floor:

Landing
Store cupboard.

Bedroom One 12'7" max x 17'10" max (3.854 max x 5.459 max)
Loft access. Radiator. Windows to front and side elevations.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

Bedroom Two 12'8" max x 13'2" max (3.886 max x 4.036 max)
Radiator. Windows to front, rear and side elevations.

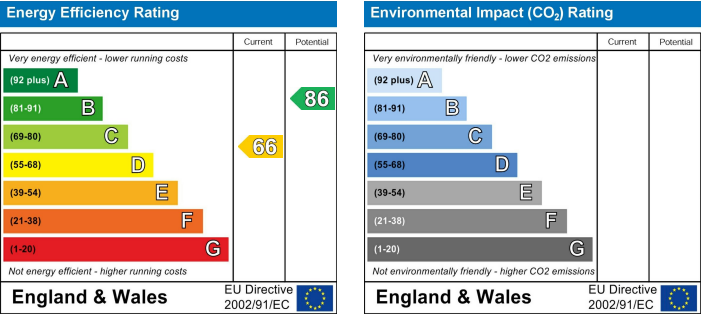
En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

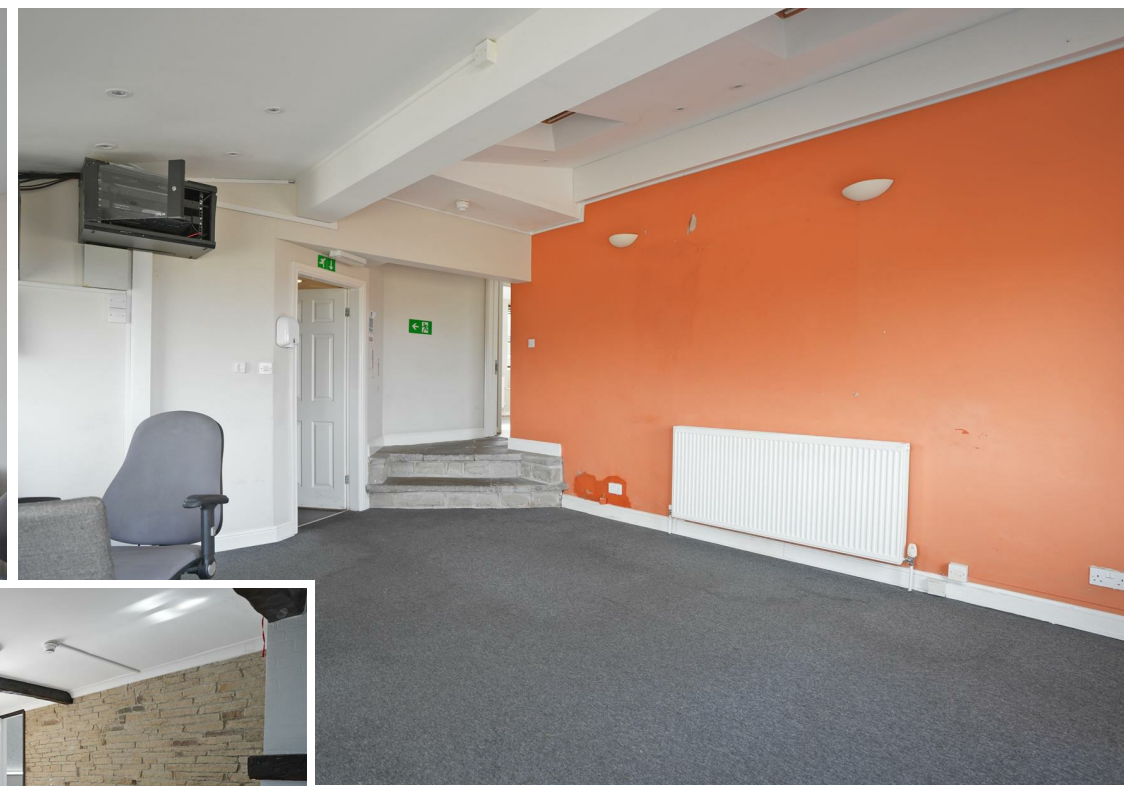
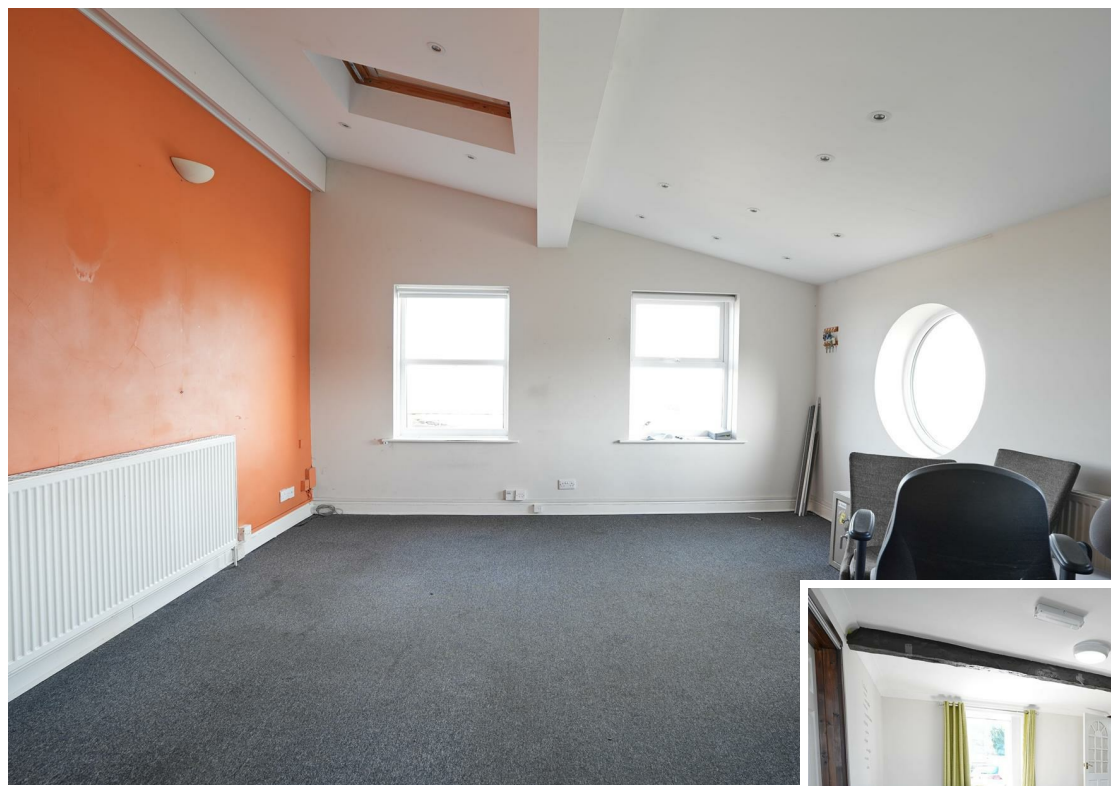
Council Tax Band
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Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
album.goal.cROUTONS

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.

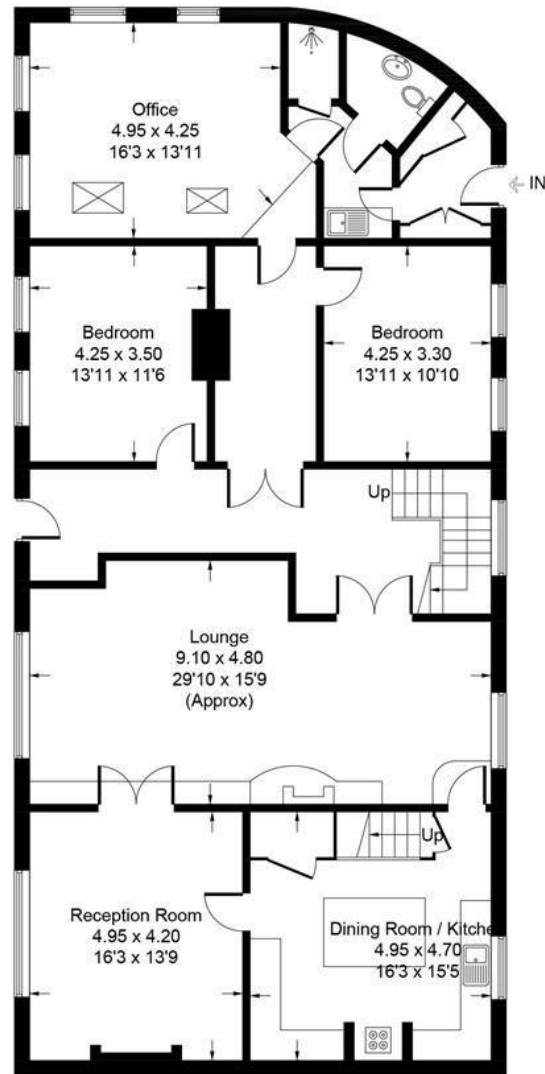




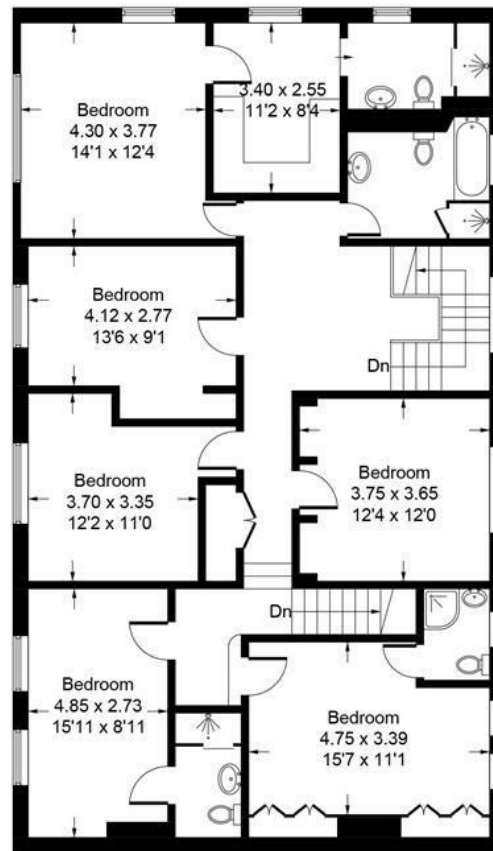


Far Shay Farm, BD13

Approximate Gross Internal Area = 330.3 sq m / 3555 sq ft
 Annexe = 89.7 sq m / 965 sq ft
 Total = 420.0 sq m / 4520 sq ft

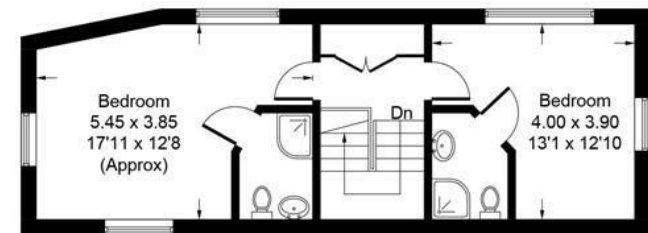


Ground Floor = 1976 sq ft / 183.6 sq m

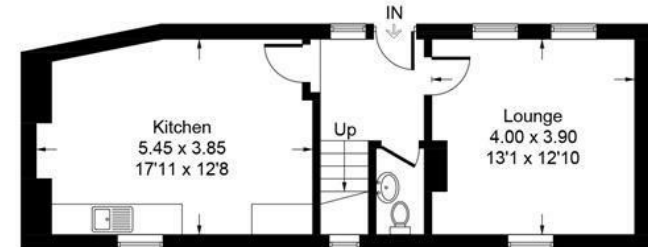


First Floor = 1579 sq ft / 146.7 sq m

Annexe's not shown in actual location



Annexe - First Floor = 482 sq ft / 44.8 sq m



Annexe - Ground Floor = 483 sq ft / 44.9 sq m

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 1194439)