



Moorend View Farm, Haworth, BD22 9SX
Per Month £3,500 Per Month

E&H Edkins Holmes
ESTATE AGENTS

A externally rare opportunity to let this 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 is available with the option of three acres of land, making it ideal for those with an equestrian interest. It can be offered either unfurnished or part-furnished, depending on requirements

The property is offered on a 12-month tenancy agreement, with a scheduled rent increase to £4,000 after six months.



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.

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

Lettings Disclaimer
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

Land
An additional three acres of land are available by separate negotiation, with details to be discussed at the time of viewing.







