



Rock Cottage High Spring Gardens Lane, Keighley BD20 6LN

welcome to

Rock Cottage High Spring Gardens Lane, Keighley

Set across three floors, the property stands within generous grounds that include three good-sized outbuildings and the added advantage of current planning permission for an additional detached dwelling, should the next owners wish to pursue it.



Entering the property on the ground floor, you're welcomed into a hallway that sets the tone for the home's warmth and charm. To the left is a cosy living room, complete with wood burner, beamed ceilings, and a feature fireplace - the perfect space to relax on a evening. To the right, there's a formal dining room, ideal for entertaining guests, again featuring a beautiful fireplace and surround. To the rear, you'll find a large lounge with French doors opening onto a balcony on one side and further doors leading out to the patio, creating a seamless connection between indoor and outdoor living.

The lower ground floor is the true heart of the home - featuring a fantastic kitchen with a central island and a period stove set into the wall. This floor also offers a double bedroom, along with a utility room, WC, and useful storage space.

Heading up to the first floor, you'll find the main sleeping accommodation. Bedroom two is a generous double with access to a Juliet balcony, while bedroom three is another spacious double. Bedroom four is a large single that could easily accommodate a double bed if required. The house bathroom is fitted with a four-piece suite, including a separate shower, bath, WC, and wash basin. Externally, this home continues to impress. The property includes a large workshop, a two-storey garage, and a smaller outbuilding/summer house. The gardens offer something truly special - with a bar and outdoor office and fantastic views across the valley.

Living Room

13' 11" Max x 12' 2" Max (4.24m Max x 3.71m Max)

Dining Room

14' 3" Max x 10' 10" Max (4.34m Max x 3.30m Max)

Lounge

14' 1" Max x 14' 3" Max (4.29m Max x 4.34m Max)

Kitchen

14' 2" Max x 14' 1" Max (4.32m Max x 4.29m Max)

Bedroom 1

15' 8" Max x 14' 2" Max (4.78m Max x 4.32m Max)

Bedroom 2

10' 8" Max x 10' 5" Max (3.25m Max x 3.17m Max)

Bedroom 3

17' 3" Max x 7' 5" Max (5.26m Max x 2.26m Max)

Bedroom 4

13' 10" Max x 10' 7" Max (4.22m Max x 3.23m Max)

Outbuliding

19' 4" Max x 17' 3" Max (5.89m Max x 5.26m Max)



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Rock Cottage High Spring Gardens Lane, Keighley

- Guide Price - £425,000 - £445,000
- Detached Garage/Workshop
- Private Parking
- Generous Gardens
- Detached Timber Store Building

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KEI104550 - 0003

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directions to this property:

Full planning permission for the construction of a single dwelling to replace the garage at Rock Cottage was approved by Bradford Metropolitan Council under planning reference 24/04849/FUL dated 17th April 2025.

The approved document can be viewed via the Bradford Council website planning portal or electronic copies of the approved documents can be emailed on request.

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