



St Paul's Church, Halifax Road, Denholme, Bradford, BD13 4EN

Offers In The Region Of £1,395,000

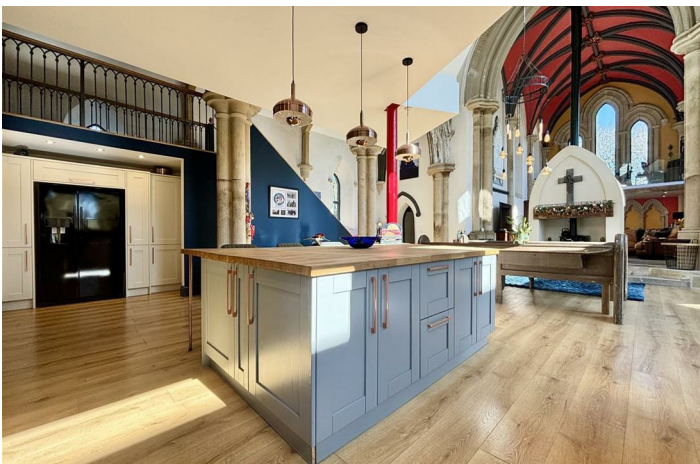
- **** STAMP DUTY PAID BY THE VENDOR ****
- **HIGH SPECIFICATION CONVERSION**
- **PRIVATE GROUNDS, DRIVEWAY & GARDEN**
- **A MAGNIFICENT FAMILY HOME WITH BREATHTAKING VIEWS**
- **REFURBISHED TO A HIGH STANDARD**
- **ST. PAUL'S CHURCH BUILT IN 1846**
- **FLEXIBLE ACCOMODATION SET OVER THREE LEVELS**
- **FIRE ALARM, SECURITY ALARM & CCTV**
- **SUPERB ENTERTAINING SPACE**
- **OPTIONS FOR INCOME STREAMS**

Halifax Road, Bradford BD13 4EN

**** MAGNIFICENT 1800'S CHURCH CONVERSION ** TRULY UNIQUE ** LUXURIOUS LIVING SPACE ** A WEALTH OF CHARACTER ** LARGE GROUNDS & 0.8 ACRE FIELD **** Bronte Estates are delighted to offer to the open market this breathtaking property which has been sympathetically and painstakingly restored by the current owners over the last few years. A large percentage of the original features have been maintained throughout and are complimented perfectly with the addition of modern contemporary styling. Only by internal inspection can you truly appreciate the grandeur of this stunning family home. Without doubt, a once in a life time opportunity. **** STAMP DUTY PAID BY THE VENDOR ****



Council Tax Band: H



**** STAMP DUTY PAID BY THE VENDOR ****

GROUND FLOOR

The ground floor has an open plan, flexible layout. The main 'Arcade' of the church gives way to an impressive kitchen and dining area with a full height ceiling and large floor to ceiling windows. Beyond this, is the old 'Chancel' that now forms a cosy lounge area with a modern log burner stove. A further more formal dining space can be found in the 'Sanctuary' which features ornate stonework and an original wall mural. From here, a spiral staircase takes you to an amazing mezzanine office space or sitting room, with floor to ceiling arched windows that enjoy an open aspect over open fields and the Yorkshire countryside beyond. Also to the ground floor is a fifth bedroom/study, boot room with WC, utility room, boiler room and a large open area currently used as a Yoga studio, with views out to the courtyard garden; a truly magical space with a variety of uses.

FIRST & SECOND FLOOR

To the first floor are two en-suite double bedrooms, and access to a large self contained annex with a double height ceiling that consists of a lounge area, bedroom, bathroom and a raised balcony/patio area. The Annex could easily be ideal for a teenager or relative wishing to live independently. The lounge area in the Annex could also be used as a further bedroom space, if required. An impressive staircase with glass balustrade leads up to the master bedroom suite and enjoys a stunning vista down to the main body of the church. The master bedroom has arched, leaded windows to both sides and access to a large dressing room and a spacious en-suite.

EXTERNAL

Externally the property enjoys a good degree of privacy and is accessed through electric gates on to a gravel driveway with ample parking for all the family, plus visiting guests. A pathway leads you through a private walled courtyard garden that once formed one of the aisles of the church, to the main entrance. This private outdoor space is perfect for entertaining and has a water feature, raised seating area and lockable gates.

The graveyard surrounding the church is private and the new owner can allow access to members of the public at their own discretion. Adjoining the church grounds is a further 0.8 acre field on a separate deed. The land is grassed and has boundary fencing.

SPECIFICATION

The building and grounds are covered by a full 8K CCTV system
Grade A commercial standard fire alarm
High-spec security system
5.5 KW Solar PV that feeds into the National Grid
Underfloor heating throughout
Mains Water, Gas and Sewerage
Schuco German aluminium windows
Grade II listed building
A full SAP report is available (energy performance certificate)
Over 4800 square feet of living space

FURTHER POTENTIAL

For those wishing to develop the building further, the original bell tower could provide further living space. The owner advises us there may be scope to increase the living space by adding another floor in the vast roof space (subject to securing the requiring planning consent and building regs.)

MIXED USE POSSIBILITIES

The current owners offer the Yoga studio space out for private rental. This can be separated off from the main house and has its own access. The annex on the first floor is also currently used as a holiday let and again, can be closed off from the main house. There is clear potential for developing an income stream from the building, should the new owners choose to do so.

LOCATION

St.Paul's Church is located in the village of Denholme, on the outskirts of Bradford, West Yorkshire. The towns of Keighley and Halifax can be reached by car within 20 minutes drive and also Bradford city centre within the same time frame. The larger cities of Leeds and Manchester can be reached by car in approx. 40 minutes and 60 minutes respectively. The village of Denholme offers a few amenities such as a CO-OP, cafe,

take-aways, public house, primary school, library and Doe Park Water Activities Centre. Bronte country and the world heritage site of Haworth, famous for its literary connections is just 10 minutes drive away. There are many local beauty spots and walking trails within easy reach.

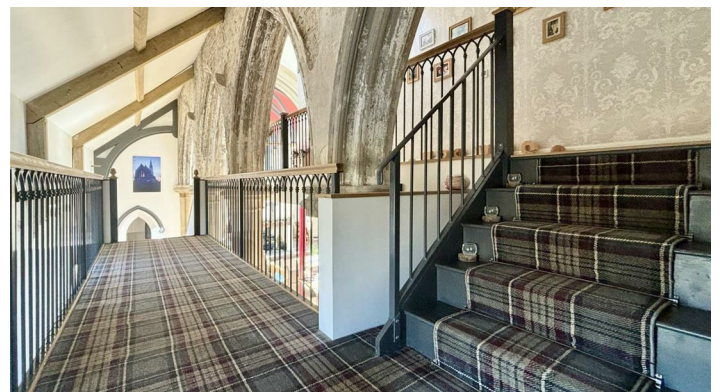
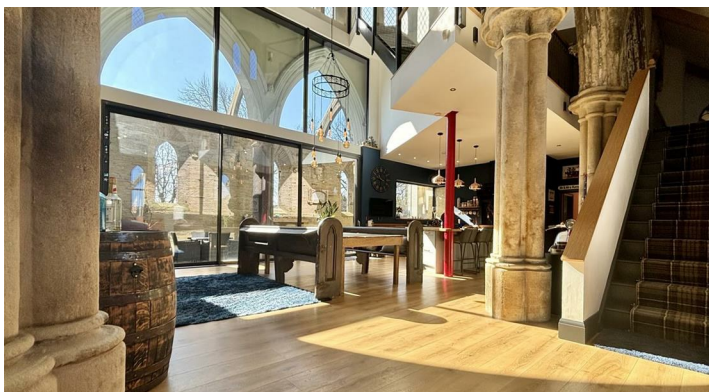
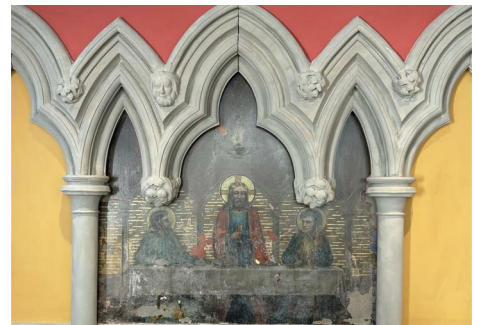
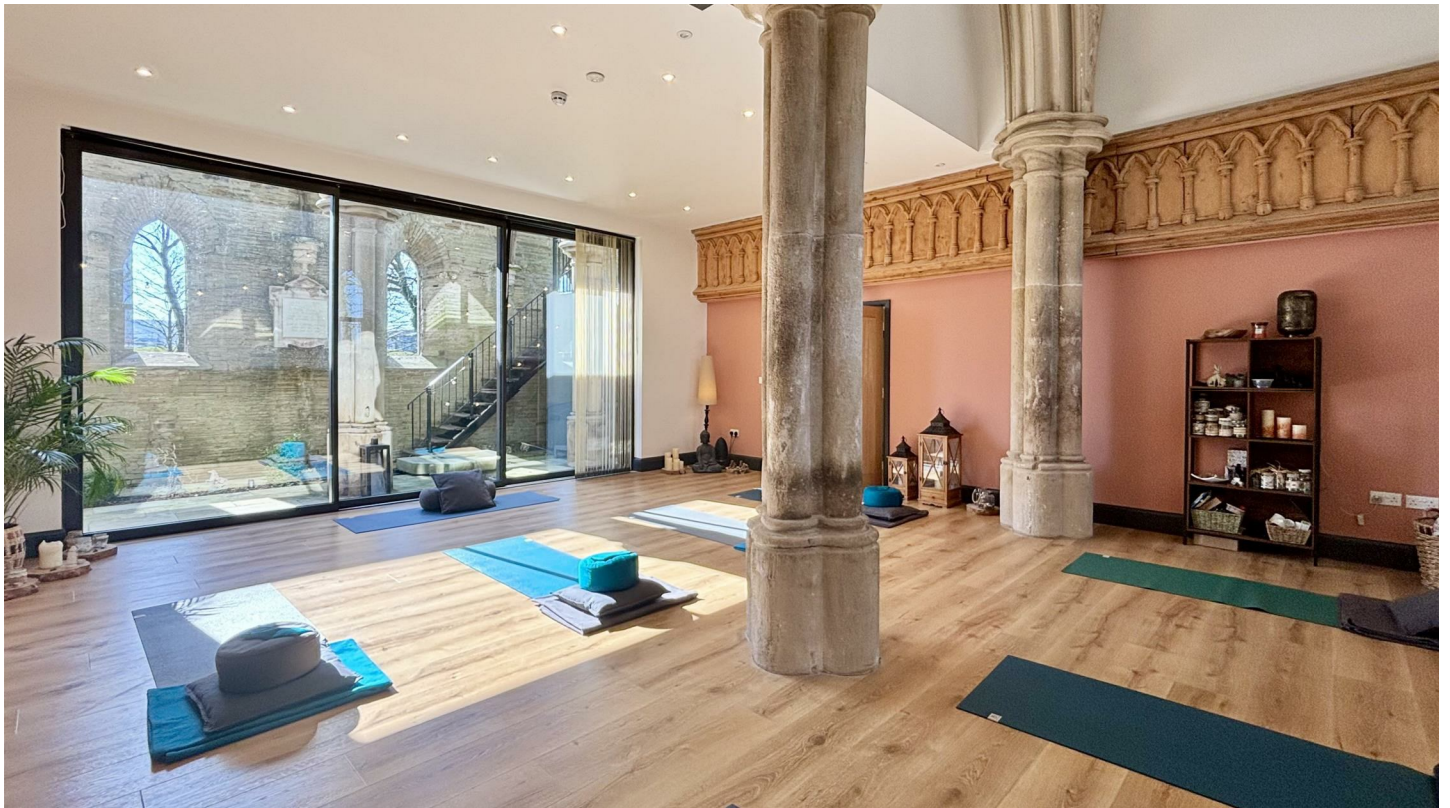
HISTORY

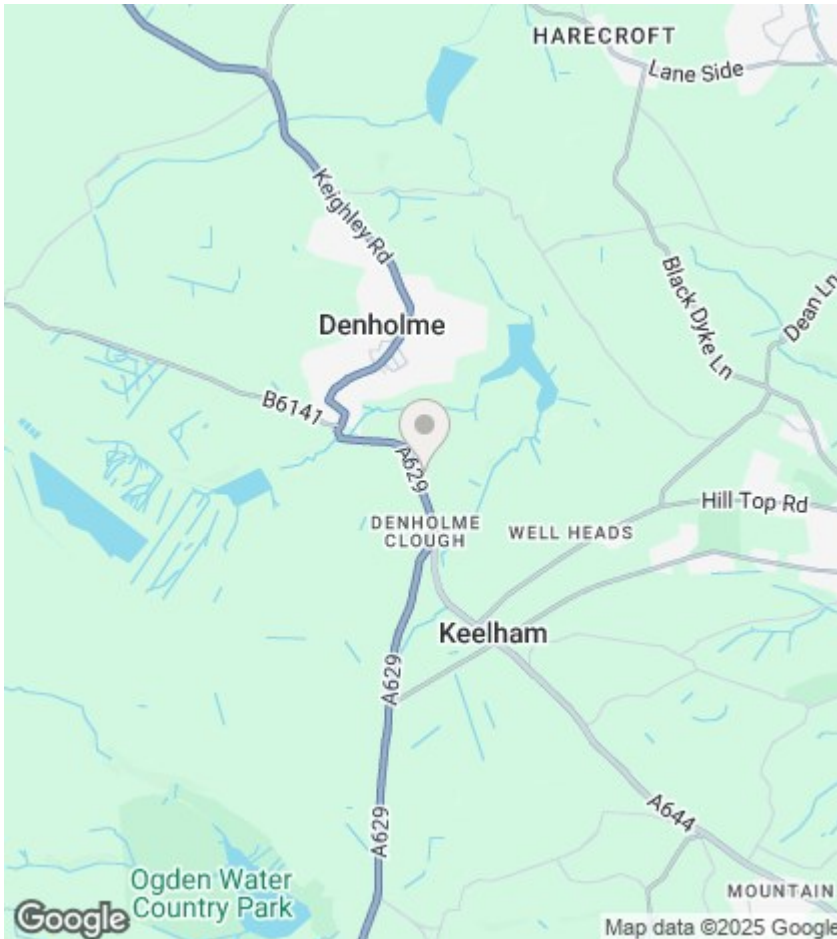
St. Paul's was built in 1846 and over 150 years later, it closed as a working church in 1999. The building then lay untouched for several years and fell into a state of disrepair. The current owners purchased the property in 2017 and spent the next 5-6 years fully restoring the building from the ground up.

INTERESTED?

Please call our offices on 01274 884040 to register your interest.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	71
(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	

