



'Headlands Farm' Headlands Road

Liversedge, WF15 7NT

Offers In Excess Of £750,000

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| <p> EXCEPTIONAL DETACHED FAMILY HOME</p> <p> GENEROUS GATED PLOT</p> <p> AMPLE PRIVATE PARKING & DOUBLE GARAGE</p> <p> CAR PORT AND OUTDOOR STORAGE ROOMS</p> <p> BEAUTIFULLY MAINTAINED GARDENS</p> | <p> LOUNGE</p> <p> STUNNING KITCHEN OPEN TO THE DINING ROOM</p> <p> UTILITY ROOM & CLOAKS/W.C.</p> <p> FIVE GENEROUS BEDROOMS (TWO EN-SUITE)</p> <p> LUXURY FAMILY BATHROOM</p> |
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Full Description

Headlands Farm is an exceptional stone-built detached family home, occupying a generous and beautifully maintained plot. Electrically operated gates open to reveal attractive gardens, storage rooms/workshops, a car port, and a driveway providing ample private parking, which leads to a double integral garage. The garage offers direct access into the main reception hall and excellent potential to create additional living space, subject to the necessary consents. The property is peacefully positioned, set back from the road, yet remains within easy reach of local schools, amenities, and bus routes, and is just a short drive from the M62 motorway network making it ideal for commuters. The property features underfloor heating to the ground floor and gas central heating radiators to the first floor, uPVC double glazing, spacious and versatile accommodation and quality fixtures and fittings throughout. The generous accommodation briefly comprises: Reception hall, cloaks/W.C., utility room, dining kitchen with a superb partially vaulted ceiling, lounge, ground floor bedroom/reception room with en-suite facilities, four further double bedrooms, en-suite shower room and a luxury family bathroom.

RECEPTION HALL

14' 6" x 12' 2" (4.42m x 3.71m)

An external door opens into an inviting reception hall featuring an impressive solid oak staircase leading to the first-floor landing. The hall also benefits from a useful under-stairs storage cupboard.

CLOAKS/W.C.

Featuring a two-piece white suite comprising a W.C. and a wash basin inset into a vanity unit, with complementary vinyl flooring and part-tiled walls.

UTILITY ROOM

7' 6" x 6' 11" (2.29m x 2.11m)

Featuring useful work surface space with an inset stainless steel sink and mixer tap, with plumbing for a washing machine and space for a tumble dryer. The room is finished with tiled flooring, and a door provides access to the rear of the property.

BEDROOM FIVE/RECEPTION ROOM

11' 7" x 9' 9" (3.53m x 2.97m)

This double room has French doors leading out to the garden and a door leads to the en-suite facilities.

EN-SUITE SHOWER ROOM

8' 0" x 3' 11" (2.44m x 1.19m)

Fitted with a modern three-piece white suite comprising a double shower enclosure, W.C., and a wash basin inset into a vanity unit. Complementary part-tiled walls and flooring.

LOUNGE

16' 1" x 15' 3" (4.9m x 4.65m)

The focal point of this room is a superb stone fireplace housing a dual-fuel stove. Inset spotlights to the ceiling add a modern touch, while French doors flood the room with natural light and provide access to the garden.

DINING KITCHEN

13' 9" x 10' 3" (4.19m x 3.12m)

Fitted with a range of modern wall and base units with complementary work surfaces, a 1.5 bowl sink with mixer tap, and a mobile breakfast bar with a butcher's block work surface. The kitchen includes a suite of integrated appliances comprising an electric oven, five-ring gas hob with double extractor fan over, microwave, dishwasher, and under-counter fridge and freezer.

The room flows seamlessly into the dining area, which measures approximately 17'0" x 11'6" and features an exceptional vaulted ceiling, creating a light and spacious feel. French doors open out to the garden, enhancing the sense of space and natural light. A door leads to a further porch/cloakroom.

CLOAKROOM/PORCH

6' 7" x 6' 2" (2.01m x 1.88m)

With tiled flooring and a door leading to the exterior of the property.

FIRST FLOOR LANDING

A stunning oak staircase leads to the first floor landing which has feature walls, lights and an access point to a partially boarded loft space. Doors lead to four double bedrooms and the family bathroom.

BEDROOM ONE

20' 6" x 16' 1" (6.25m x 4.9m)

This spacious double room has four windows providing an abundance of natural light. A door leads to the en-suite facilities.



EN-SUITE SHOWER ROOM

8' 9" x 7' 1" (2.67m x 2.16m)

Fitted with a modern three-piece white suite comprising a double walk-in shower enclosure with a rainwater shower head, wash basin, and W.C. Features include complementary part-tiled walls, tiled flooring, a Velux window, and inset ceiling spotlights.



BEDROOM TWO

16' 0" x 13' 5" (4.88m x 4.09m)

Double room with two velux windows providing plentiful natural light.



BEDROOM THREE

14' 3" x 13' 4" (4.34m x 4.06m)

Double room with two velux windows providing plentiful natural light.

BEDROOM FOUR

17' 2" max x 13' 7" max (5.23m x 4.14m)

Double room with dual aspect windows providing plentiful natural light. There is a useful built-in storage cupboard.



LUXURY FAMILY BATHROOM

11' 2" x 7' 0" (3.4m x 2.13m)

Fitted with a luxury four-piece suite comprising a freestanding slipper bath with mixers shower tap, double shower enclosure with a rainwater shower head, wash basin, and W.C. Complementary part-tiled walls and tiled flooring, a modern vertical radiator, and inset ceiling spotlights complete the room.



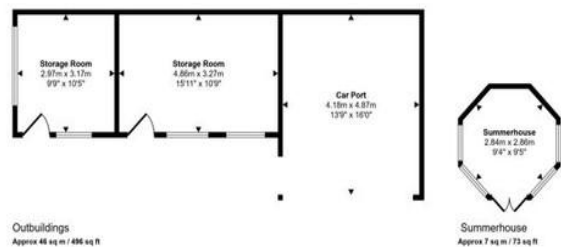
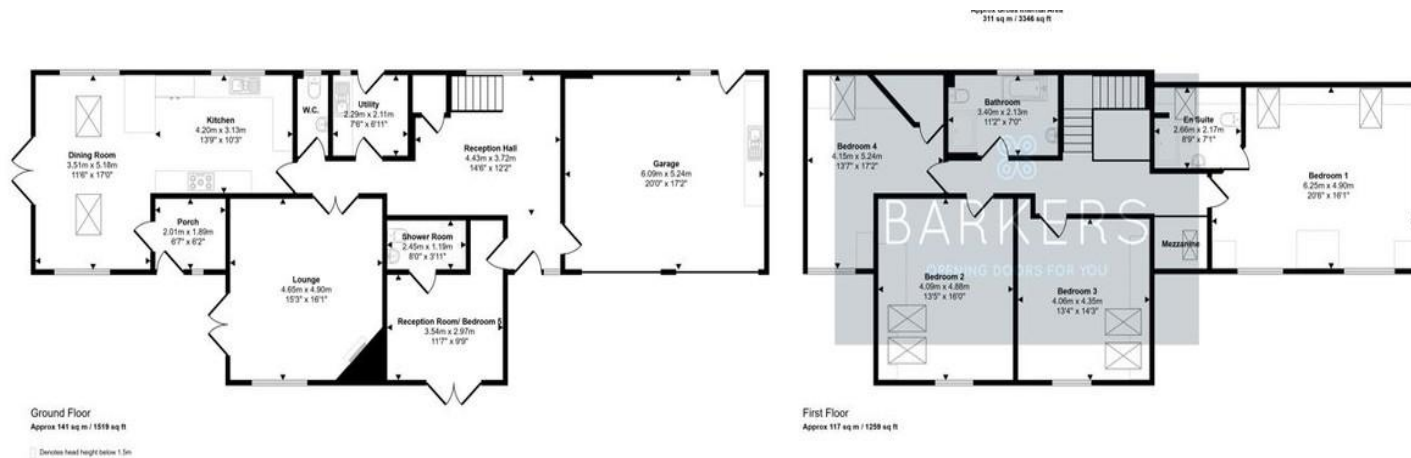
DRIVEWAY & GARAGE

This exceptional family home is set within a generous gated plot featuring a driveway that provides ample private parking and leads to an integral double garage measuring approximately 20'0" x 17'2". The garage benefits from power, lighting, and an electrically operated roller shutter door. It can also be accessed directly from the reception hall and offers potential to create additional living space, subject to the necessary consents.

EXTERIOR

Headlands Farm is accessed via electrically operated gates which give access to the beautifully maintained gardens which comprise of lawns, a feature garden pond, attractive stone walling, a selection of mature trees and shrubs, summerhouse and a generous stone paved patio area - ideal for Al Fresco dining and outdoor entertaining.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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