



## Foreside Bottom Lane

- FARMHOUSE AND LAND
- 10 ACRES OF GRAZING LAND
- FIVE DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS

**£600,000**

EPC Rating '28'







## Property Description

**\*\* IMPRESSIVE RURAL FARMHOUSE \*\* EXTREMELY PRIVATE \*\* 10 ACRES OF GRAZING LAND \*\* FIVE DOUBLE BEDROOMS \*\* UNINTERRUPTED VIEWS \*\*** Whitney's are delighted to offer for sale this unusual 1850's converted church, set in a highly desirable rural location between Denholme and Ogden, affording rural, uninterrupted views from every window. The single storey property is accessed via an unmade track that leads from the A629 Halifax Road, close to the junction at the top of Thornton Road. This fantastic rural position offers a haven of peace, privacy and a true taste of farm life. The current owners have enjoyed many years here and have carried out many improvements, however, some updating is now required. Rarely do such properties come to the market and we're sure it will appeal to the equestrian community or property developers. Boasting five double bedrooms, two luxury bathrooms, two large reception rooms, a large dining kitchen, a massive 39' inner hall, a level and square plot of approx. ten acres of land along with a long sweeping driveway and stables.





A very large, character property with a great deal of potential! There is a vast loft space above the property (part-boarded) offering further potential and a large cellar room with a vaulted ceiling, plus obvious scope to extend, subject to the required consents. Due to the rural location the property is serviced by a septic tank and oil-fired central heating. Briefly comprising of; Entrance Vestibule, Lounge, Sitting Room, Dining Kitchen, Hall/Study area, rear Vestibule, large Inner Hall, five double Bedrooms & two large Bathrooms.

#### FRONT VESTIBULE

7' 5" x 4' 7" (2.26m x 1.4m) Front entrance hall with window to the side, tiled floor and door to the sitting room.



#### KITCHEN/BREAKFAST ROOM

18' 6" x 14' 8" (5.64m x 4.47m) When the current owners first occupied the property this room was a cow shed! Now benefitting from a range of bespoke solid maple kitchen cabinetry, black granite working surfaces, exposed beams and an impressive oil-fired range oven. There are two large Velux roof windows allowing plenty of natural light along with a window to the rear and French doors to the side elevation. Ample space for dining. A door to the rear leads to a small rear hallway.



#### REAR VESTIBULE

6' 9" x 2' 9" (2.06m x 0.84m) Exposed stone walls and a door to the kitchen.

#### HALLWAY

6' 8" x 6' 7" (2.03m x 2.01m) Window to the front elevation overlooking the driveway, central heating radiator and doors to the kitchen, a bathroom and a reception room.

#### RECEPTION ROOM 1

16' 6" x 16' 5" (5.03m x 5m) Windows to the front and rear elevations, two central heating radiators and a solid fuel stove set in a stone fireplace with exposed stone wall.

#### RECEPTION ROOM TWO

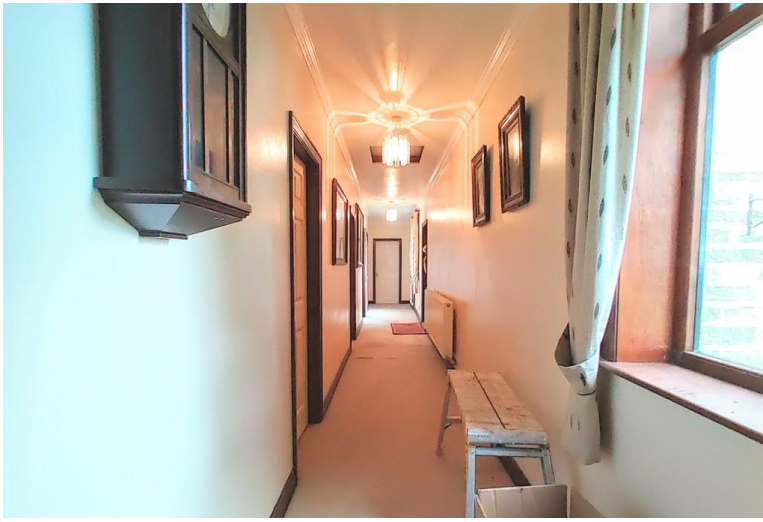
16' 5" x 16' 2" (5m x 4.93m) Another large reception room benefitting from windows to the front and rear elevations, two central heating radiators and a cast iron stove set in a feature stone fireplace.



#### INNER HALL

39' 7" x 4' 5" (12.07m x 1.35m) Doors off to all bedrooms and one of the bathrooms. Two windows and two central heating radiators.





#### BEDROOM ONE

17' 6" x 13' 3" (5.33m x 4.04m) Windows to two elevations, two central heating radiators and fitted bedroom furniture.

#### BEDROOM TWO

17' 3" x 11' 10" (5.26m x 3.61m) Windows to two elevations and two central heating radiators.

#### BEDROOM THREE

12' 8" x 11' 4" (3.86m x 3.45m) Window to the rear elevation, fitted wardrobes and a central heating radiator.



#### BEDROOM FOUR

12' 9" x 10' 1" (3.89m x 3.07m) Window to the rear elevation and a central heating radiator.

#### BEDROOM FIVE

12' 9" x 8' 0" (3.89m x 2.44m) Window to the rear elevation and a central heating radiator.

#### BATHROOM ONE

A large, fully tiled modern bathroom with a solid wood floor; comprising of a walk-in shower enclosure with thermostatic shower, bidet, WC and a floating washbasin. Window to the front elevation.

#### BATHROOM TWO

A large, fully tiled modern bathroom with a solid wood floor; comprising of a walk-in shower enclosure with thermostatic rainfall shower, WC, floating washbasin and an oval Jacuzzi bath with centre taps and a built in waterproof TV screen. Chrome heated towel rail and a window to the side elevation.

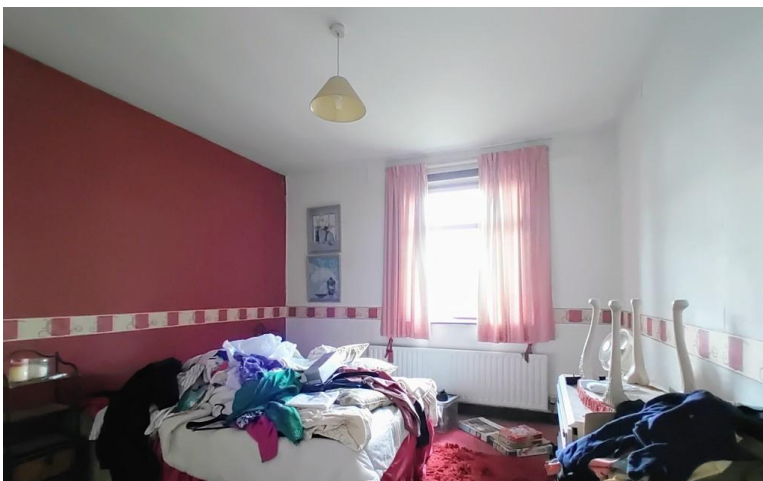


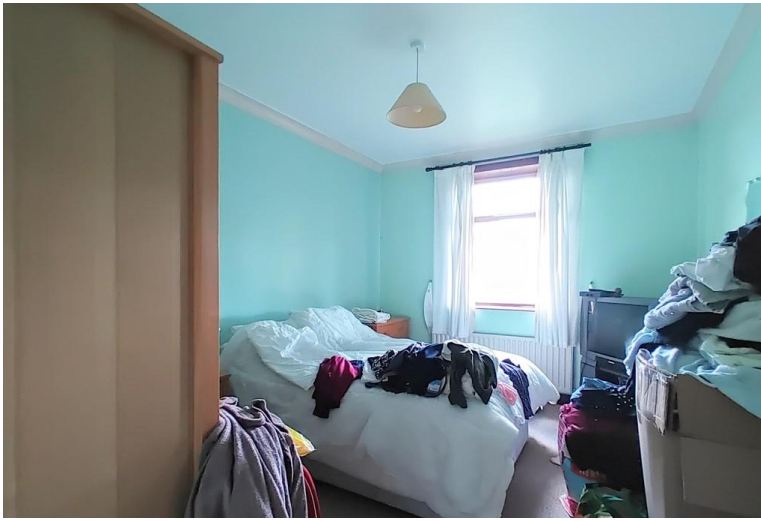
#### EXTERNAL

A long driveway (approx, half a mile) leads to a secure, lockable gate. From the gate you can see the property in the distance on the left. The land runs from the gate onwards, to the left, towards and around the property. In front of the house is a large parking area for several cars and to the side are two stables. Garden areas surround the property to all sides. Please see the map for an outline of the boundaries.

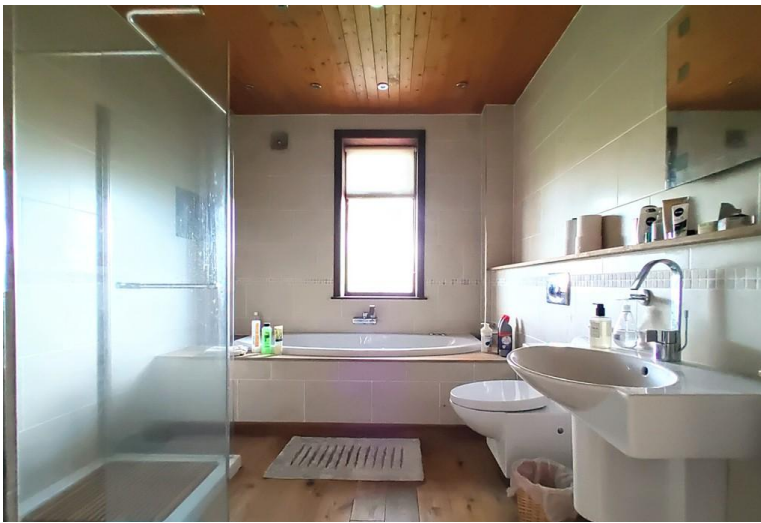
#### VIEWING

Viewing is strictly by appointment only and driving to the property without authority is strongly discouraged. If you are interested in the property, please contact our office on 01274 880019.





Directions – Travel up Thomton Road to the very top. Turn right at the lights towards Denholme. Just after the lights on your left is a row of cottages called County Bridge, turn immediately left down the track after the last cottage (if you get to the entrance to Denholme Velvets or the new builds, you’ve gone too far). Follow the track straight on, pass the house on the right and keep going, it’s a muck road, it feels like you’re in the middle of nowhere but just keep going until you get to the big green metal gate blocking the track. Open the gate if it’s closed and go down the drive. It’s quite a bumpy road so NO SPORTS CARS OR ANYTHING LOW TO THE GROUND.



**PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.