



5 Malt Kiln Lane

- FOUR BEDROOM CHARACTER PROPERTY
- MUCH CHARM & CHARACTER
- WELL PRESENTED
- FLEXIBLE LAYOUT

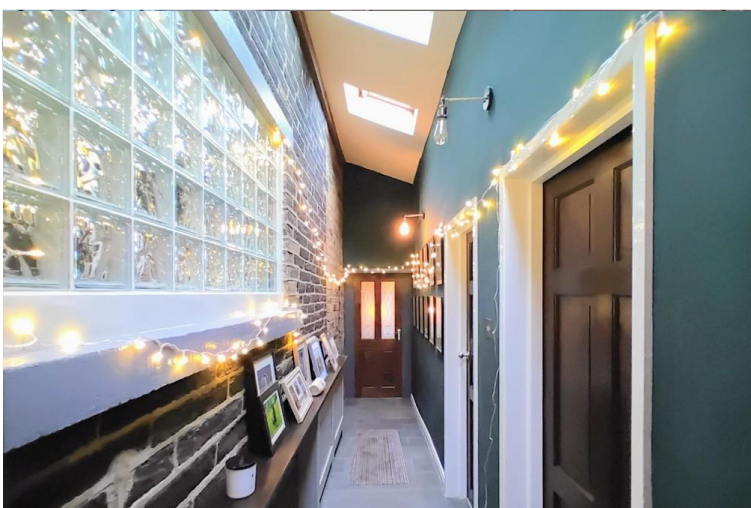
£400,000
EPC Rating '61'





Property Description

Occupying a splendid rural position with far reaching views from every window is this highly desirable, four bedroom stone built property. A truly unique, character home with much charm and a flexible layout, ideal for entertaining and multi-generational living. Sitting on a quiet country lane between Thornton and Queensbury, yet with local amenities, schools and motorway networks within easy reach. Much improved in recent years by the current owners and briefly comprising of: 30' entrance hall, sitting room, farmhouse kitchen, lounge open to an impressive dining room, ground floor bedroom, ground floor bathroom, store room and a garage/workshop. To the first floor there are three bedrooms and another bathroom. Externally, the property benefits from a good degree of privacy, being elevated from the roadside, with off-road parking, patio areas, a sizeable lawn, two garden sheds and secure fencing, gates and hedging/screening.





ENTRANCE HALL

The entrance door leads into an impressive 30' hallway, with steps down to a lower level, exposed stone walls, high ceiling with three large Velux windows, slate floor and doors off to a ground floor bedroom, bathroom and the kitchen. Central heating radiator.

KITCHEN/BREAKFAST ROOM

17' 0" x 17' 0" (5.18m x 5.18m) A characterful room with exposed beams, slate floor, cast iron stove and superb views across farmland opposite. The kitchen area benefits from modern fitted units, butchers block working surfaces and a composite sink and drainer with mixer tap. Integrated appliances include a Bosch double electric oven and grill, gas hob, chimney style extractor, fridge and dishwasher. Stairs lead off to the first floor, a useful pantry and a step up to the lounge.



PANTRY

Useful under-stairs store cupboard.

LOUNGE

18' 0" x 10' 3" (5.49m x 3.12m) Oak flooring, window to the side elevation, exposed stone walls and a TV point. Great for entertaining.

DINING ROOM

16' 6" x 14' 0" (5.03m x 4.27m) A superb dining space with expose beams and roof trusses, and open country views to three sides. Oak flooring, corner stone fireplace, three central heating radiators and an exterior UPVC barn door.



GROUND FLOOR BEDROOM

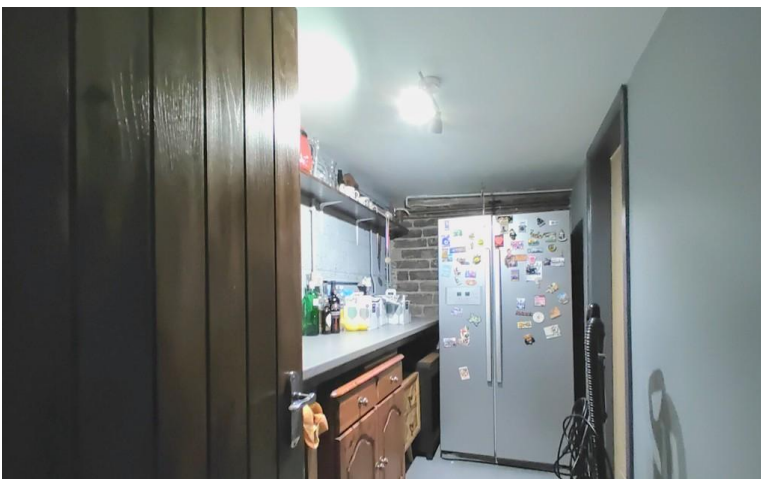
13' 0" x 10' 6" (3.96m x 3.2m) Window to the side elevation, exposed beams and a door to a walk-in wardrobe. Central heating radiator.

WALK-IN WARDROBE

Clothes hanging space and storage. Window to the rear elevation.

GROUND FLOOR BATHROOM

10' 6" MAX. x 9' 8" (3.2m x 2.95m) A modern bathroom suite comprising of a large walk-in shower enclosure and an electric shower, push-button WC and a pedestal washbasin. Beamed ceiling and a window to the rear elevation.



LOWER LEVEL

Steps from the hallway lead down to a sitting room, store room/utility and the garage/workshop.



SITTING ROOM

16' 4" x 14' 1" (4.98m x 4.29m) Windows to the front elevation, solid wood flooring, TV point and a central heating radiator. This room could be utilised as a fifth bedroom if required.

STORE ROOM / UTILITY ROOM

10' 3" x 5' 2" (3.12m x 1.57m) Fitted working surface and shelving. Door to the garage/workshop.

GARAGE/WORKSHOP

13' 5" x 10' 3" (4.09m x 3.12m) Currently used as a workshop and for storage, double doors lead out to Malt Kiln Lane and the central heating boiler is located in here.



FIRST FLOOR

BEDROOM

14' 6" x 10' 9" (4.42m x 3.28m) Fitted with a good range of bespoke bedroom furniture, including wardrobes, drawers and cupboards. Window to the rear elevation and a central heating radiator.

BEDROOM

10' 3" x 9' 0" (3.12m x 2.74m) Window to the rear elevation and a central heating radiator.

BEDROOM

8' 6" x 7' 1" (2.59m x 2.16m) Windows to the front and side elevations and a central heating radiator.



BATHROOM

A part tiled bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Airing cupboard, heated towel rail and a window to the rear elevation.

EXTERNAL

The property enjoys off-road parking for one car on a gravel driveway and further easy on-road parking. A secure gate leads to a patio area and a path to the entrance door. A further gate leads to a paved patio seating area, a substantial garden shed and a large lawn area. Beyond this is a further seating area, lawn and another garden shed.



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**.

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



Total area: approx. 189.8 sq. metres (2040.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	94

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements