



4-7 Harewood Hill, Oakworth, Keighley, West Yorkshire, BD22 7NN Offers In The Region Of £850,000

HAMILTON BOWER are delighted to offer for sale this most impressive family residence set in the Worth Valley and a short distance from the World heritage site of Haworth. Formerly three cottages converted into one property, this investment offers a unique opportunity for a variety of potential buyers. Over time the estate has been extended and a detached bungalow built in the grounds. A holiday let has also been created. The properties look out over farm land and beyond and would ideally suit a large family or would make a lucrative income producing property for short stays. Externally there is a large block paved frontage with turning circle and the added benefit of fitted solar panels.

Viewing is essential to appreciate this rare to the market and truly stunning residence located in a desirable position with amazing far reaching views across the valley and beyond. Well preserved ancient features combine with modern fixtures and fittings to create fantastic blend of past and present. Further undeveloped rooms give the added benefit for a potential buyer to add their own personal finish with ample space to create their ideal home.

Originally, three traditional weavers cottages transformed into an ideal family home, or business opportunity for holiday and private rental. Built over 400yrs ago, this family home retains many original features including Inglenook fireplaces, solid wood floors, oak panelling and gothic arches and has to be seen to be fully appreciated. Much of the property has been developed and renovated to an exceptional and modern standard whilst there are numerous rooms with incredible period features and a more traditional feel. Furthermore there is space for conversion to suit the needs of a variety of potential purchasers. In addition, there is a two bedroom detached bungalow to complete this unique offering.

The location of the plot is another selling point with views over stunning countryside and having access to pleasant walking routes. Whilst feeling rural the property is within close proximity to the surrounding Howarth, Keighley and the excellent transport links connecting the major towns and cities.

4-5 HAREWOOD HILL

4-5 Harewood Hill is a splendid three bedroom property which boasts modern fixtures and fittings to the kitchen, bathroom and shower room with a stunning lounge showcasing some of the amazing period features.

GROUND FLOOR

ENTRANCE HALLWAY

Entrance area leading to the dining kitchen.

UTILITY ROOM

Ideally positioned with fitted units, work surface and sink with mixer tap.

BOOT ROOM

Further useful storage space located off the entrance hallway.

DINING KITCHEN

A fabulous and modern family kitchen diner fitted with a range of high end wall and base units with complimentary African Iroko work surfaces. Integrated appliances include an electric oven, ceramic hob, fridge freezer and a dishwasher. The modern touches continue to include brushed aluminium splashbacks and ambient lighting combining seamlessly with the exposed stone wall and beams. High quality flooring and there are double glazed windows to both front and rear allowing the room to flood with natural light.

LIVING ROOM

A magnificent main reception room bursting with incredible period features including stone to the walls, a fabulous fireplace, exposed beams and solid wood floors. Double glazed windows to the rear and door to the conservatory.

CONSERVATORY

Double glazed conservatory with doors out to the courtyard.

FIRST FLOOR

LANDING

There are two landing areas, this one accessed from the stairs in the kitchen diner.

BEDROOM

To the front elevation with fitted storage and door to the second landing.

BEDROOM

To the rear elevation with fitted storage.

SHOWER ROOM

Modern shower room fitted with a top quality and recently installed suite comprising of a low flush W.c, hand wash basin and shower area with slate effect tray. The room is finished with gold effect accents and ambient lighting.

LANDING

A second landing accessed from the stairs in the living room.

BEDROOM

A large primary bedroom with windows to both front and rear. Feature fireplace and exposed stone to the wall.

BATHROOM

Another stunning bathroom fitted with a three piece suite in white comprising of free standing bath, hand wash basin and low flush W.c. Again the room is finished to the highest standard and is again completed with gold accents creating a luxurious feel.

6 HAREWOOD HILL

6 Harewood Hill is a mix of simply incredible and breathtaking rooms, bursting with period features and further extensive space which could be developed to compliment the existing dwelling. Accessed via bi-fold doors there are three semi developed areas which are large in size and currently consist of garage, workshop and wet room. this is open to two further rooms which can be used as reception rooms or bedrooms. The second of these rooms has incredibly rare period features including a large Inglenook fireplace, exposed beams and ornate gothic arches connecting the rooms. the ground floor is completed with a dressing area, shower room and conservatory. To the first floor a studio with magnificent vaulted ceiling with exposed beams and stone to the walls. There is a bathroom and conservatory and this first floor dwelling could form a holiday let or provide further living space.

EPC RATING - TBC

COUNCIL TAX BAND - F

GROUND FLOOR

KITCHEN DINER

This room is accessed via 3 panel bi-fold doors and has tiled flooring. There is plumbing for a washing machine and a boiler. This space could be fitted to create a large and impressive dining kitchen and is open to a living area.

LIVING ROOM

Another vast space of over 275 sq ft, this room would make the ideal lounge/family room open to the potential kitchen diner.

There are windows to both front and rear and a door to the courtyard.

WET ROOM

Following on from the living room a large wet room area which could be altered to provide further living space, a more compact ground floor bathroom and a utility room.

BEDROOM

The flow of this part of the building continues through to a bedroom which has a large window to the front overlooking the courtyard and views beyond. Again the layout could be re designed to suit any potential buyer.

LOUNGE/BEDROOM

A fabulous room with stunning character features including an Inglenook fireplace, wood panelling to the walls, exposed beams and Gothic style archway.

DRESSING AREA/STUDY

Located off the lounge a room that could be used as a dressing room or study.

SHOWER ROOM

Fitted with a shower, low flush W.c and hand wash basin.

CONSERVATORY

Double glazed conservatory providing another reception space.

HALLWAY & STAIRS

To the rear of this part of the property, a hallway which leads to the first floor and could provide separate access to the first floor if intended to use as a potential holiday let.

FIRST FLOOR

CONSERVATORY

A landing area large enough for seating or study space.

LIVING AREA

A truly stunning space with vaulted ceiling, exposed beams and stone work to the walls. The room is currently an open plan studio providing kitchen, living and bedroom space.

BATHROOM

Conveniently located off the landing a bathroom ensuring the first floor can operate as a holiday let or self contained space for multi generational families.

7 HAREWOOD HILL - DETACHED BUNGALOW

A stone built, two bedroom detached bungalow comprising of entrance, lounge, dining room, kitchen, bathroom, conservatory and two bedrooms. The bungalow benefits from high end fixtures and fittings throughout.

EPC RATING - C

COUNCIL TAX BAND - B

ENTRANCE HALLWAY

Double glazed window.

UTILITY ROOM

A useful utility room with plumbing.

DINING ROOM

A reception room with feature fireplace and solid wood floor. Double glazed window looking on to the courtyard and views.

LOUNGE

Main reception room with additional small conservatory area to the courtyard side which acts as the perfect boot room. Period features include splendid panelling to one wall, solid wood floors and furthermore, a modern fireplace.

KITCHEN

Galley style kitchen with fitted wall and base units to one side with a contracting work surface over incorporating a stainless steel sink and mixer tap. Solid wood flooring.

BEDROOM

With a modern feel to the room, laminate flooring and fitted wardrobes.

BEDROOM

A second bedroom with feature wall and lighting.

BATHROOM

The bungalow has a superb fitted bathroom suite in white comprising of a free standing bath with shower attachment, low flush W.c and hand wash basin on a vanity unit all finished with stylish gold effect accents.

EXTERNAL

The properties surround a block paved drive way which has a turning circle providing ample parking and the most spectacular views across the countryside towards Haworth. To the side of the bungalow there is a garage providing further parking and storage options.

