



Carr Bottom Farm, Green Lane | | Burley Woodhead | LS29 7BB

Guide price £1,000,000

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# Carr Bottom Farm, Green Lane | Burley Woodhead | LS29 7BB Guide price £1,000,000

Nestled in this picturesque setting on the edge of open moorland Carr Bottom farm house is a 17th century, grade 2 listed farm house, mistle and barn set in over an acre of garden and paddock. The property presents an exciting opportunity to create a five bedroomed family home with plans in place to develop and convert the barn and Mistle.

The location perfectly combines the charm of rural living with the convenience of nearby amenities. The accommodation in brief comprises existing farm house with kitchen, dining room, bathroom, bedroom/study and sitting room, To the first floor two double bedrooms and a box room, Outside there is a garage, barn and mistal, The property is set in approximately one acre of land and gardens.

- Plans passed for a five bedroomed property
- Rural setting close to amenities
- Over an acre of grounds and paddock
- 17th Century Farm house
- Grade II Listed
- Barn and Mistle

## GROUND FLOOR

### Kitchen

12'07 x 6'07 (3.84m x 2.01m)

Entrance leading straight into the kitchen, with two windows to the side elevation. A range of pine wall and base units, tiling to the splash areas, stainless steel sink and drainer. Integrated eye level oven, ceramic hob and plumbing for a washing machine. A tiled floor.



Nestled on the edge of open Moorland Carr Bottom Farm has not been sold on the open market in over 75 years, being sold with the benefit of planning to convert into a five bed roomed farmhouse.



## Dining Room

16'03 x 15'11 (4.95m x 4.85m)

With a window to the front elevation, exposed beams to the ceiling and a stone fireplace, under-stairs storage cupboard.

## Study /Bedroom

13'3 x 7'02 (4.04m x 2.18m)

With a window to the rear elevation, fitted bench seat and loft access.

## Bathroom

8,03 x 7'03 (2.44m,0.91m x 2.21m)

Comprising a bath, shower cubicle, WC, pedestal wash basin, tiling to the walls and floor area, window to the rear elevation

## Sitting Room

16'06 x 11'09 (5.03m x 3.58m)

With a window to the front elevation, stone fireplace and exposed beams to the ceiling.

## FIRST FLOOR

### Bedroom One

17'04 x 11'11 (5.28m x 3.63m)

Having a window to the front elevation, exposed beams and spotlights to the ceiling.

### Bedroom Two

15'11 x 13'02 (4.85m x 4.01m)

With two windows to the front elevation, loft access and spotlights to the ceiling

### Box Room

Accessed off bedroom two, with potential to create an ensuite shower room subject to building regulations..

## OUTSIDE



## Gardens

Gated access to the driveway sweeping behind the property and leading to the garage and further parking area. There are lawned gardens and flower beds to the front elevation. Hen shed and outside store.

## Paddock

## OUTBUILDINGS

### Garage

18'01 x 13'08 (5.51m x 4.17m)

With open access, lights and power.

### Outbuilding

13'09 x 10'3 (4.19m x 3.12m)

Connected to the garage. With a window to the front elevation. Power and lights

### Boiler Room

9'08 x 4'11 (2.95m x 1.50m)

Housing the boiler, with lights and outside tap.

### Barn

39'08 x 16'06 (12.09m x 5.03m)

Double wooden barn doors and a window to the rear elevation.

### Mistal

19'0 x 15'01 (5.79m x 4.60m)

With four windows, power and lights.

### Stable

15'01 x 6'0 (4.60m x 1.83m)

With a stable door and window to the front elevation. Power and lights

## Agents Notes

There is a public footpath running down the driveway. Water treatment plant. Oil fired central heating.

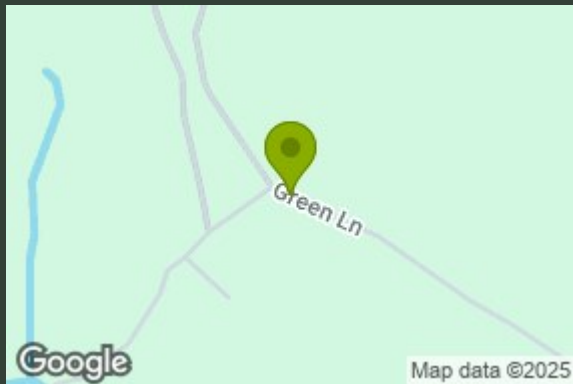
## Planning

[https://planning.bradford.gov.uk/online-applications/files/C58FC62089865DAB51B9330C69976953/pdf/DECISION\\_NOTICE-7699109.pdf](https://planning.bradford.gov.uk/online-applications/files/C58FC62089865DAB51B9330C69976953/pdf/DECISION_NOTICE-7699109.pdf)



Please see the floor plans for the existing lay out and the potential lay out with the planning permission granted.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 77        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 38                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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