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CHARTERED SURVEYORS



THE NOOK • OAKWORTH • KEIGHLEY





THE NOOK

Broad Head Lane, Oakworth,
Keighley, West Yorkshire
BD22 0QN

Keighley 4 miles • Bradford 12 miles
Leeds 23 miles • Manchester 45 miles

**Family house with two acres in
a glorious moorland location**

Utility/boot room • wc • kitchen/dining
room • 2 reception rooms • cinema room
utility area with wine store • laundry
room • kitchenette

Principal bedroom suite with bathroom
3 further bedrooms • house bathroom
study/ bedroom 5

Garden room • garage • garden store
greenhouse • vegetable garden

Parking forecourt • terrace • gardens
field

In all some 2.7 acres

For Sale Freehold



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The Nook is a renovated moorland house that stands on a hillside in a glorious rural setting with an outlook across open countryside. It comes with over two-and-a-half acres comprising a long driveway with parking and turning area, landscaped gardens and a field. Extensively upgraded in 2016, this property is beautifully appointed inside and out and is enhanced by a garden room with elevated terrace providing far-reaching views across the Aire Valley. This much-loved family home is available on the market for the first time in nearly thirty years.

- Detached period house in more than more than 2½ acres
- Versatile accommodation of more than 3800 sq ft
- Private and discreetly situated property, stands on its own
- Surrounded by glorious countryside with outstanding views
- Fed by three private springs for its water supply
- Rural but not remote
- Trains from Keighley Station to Leeds currently run every half hour

The Nook is a former farmhouse, believed to date from the 1800s, built into the hillside to protect it from prevailing winds. Significantly extended in the early 1970s it is now a substantial and fully modernised house of more than 3800 sq ft.

The house was comprehensively upgraded in 2016 using English Design cabinetmakers from Knaresborough who crafted a stylish contemporary kitchen, a utility room, a first floor study and principal bedroom suite.

The kitchen/dining room lies at the heart of the house. It has a multi-fuel stove housed in a traditional stone fireplace and ample space to accommodate a family-sized dining table. The fitted kitchen includes an electric 4-oven Aga, an island unit, integrated appliances, granite worksurfaces and a pantry cupboard. Alongside is a large utility/laundry room that also serves as a boot room with a cloaks cupboard and separate wc; this room enjoys outstanding views. The elegantly proportioned sitting room is illuminated by natural light on two sides and has exposed ceiling beams, deep stone sills, a bespoke fitted cupboard and a wood-burning stove housed in a stone fireplace; picture windows make the most of far-reaching views.

The formal dining room has a striking Marley vinyl floor and French doors facing south; it is conveniently serviced by the utility area which comprises a kitchenette, pantry, wc and a wine storage room able to maintain a constant temperature. At the rear of the house, tucked behind the two principal reception rooms, is a stylish cinema room, also serviced by the utility area.

On the first floor are five bedrooms, the smallest of which is currently used as a study and has fitted furniture and an electric living flame fire. The superb principal bedroom suite is double aspect with glorious views towards Ilkley Moor; it has a range of bespoke fitted wardrobes, cupboards and drawers and its en suite bathroom has a Duravit four-piece suite that includes a walk-in shower with overhead rain shower. There are three further bedrooms, all with fitted furniture and one with sliding mirrored doors, serviced by a modern part-tiled house bathroom with shower, bath and useful store cupboard.

Outside

The house is discreetly tucked into the hillside, behind the enclosed field that meets Broad Head Lane on the western boundary. A private tarmac drive passes over a cattle grid and continues past the garage to a parking and turning area alongside the house. The drive follows the course of Nook Beck that runs through a corner of the property.

Two sections of lawn each with a cedar-framed greenhouse are connected by a large and elevated paved terrace bounded by a dry stone wall. The garden on the southern side has a vegetable/flower patch shielded by high fencing.

The garage block, nearly 32 ft in length, has up-and-over door, power, light, workshop area and an adjacent store room. The eastern section of the building houses the garden room with power, light, fitted cabinetry and a recessed LPG fire. Bifold doors open to a paved terrace sheltered by a glass balustrade together providing unbroken rural views across the Aire Valley.

Environs

The Nook lies some two miles west of the rural village of Oakworth which sits on the banks of the river Worth below Keighley Moor and close to the market town of Keighley. The village has two pubs, a convenience store, post office, park with children's play area, bowling green, multi-use sports pitch and, more unusually, grottoes and caves. Oakworth Railway Station is on the route of the Keighley and Worth Valley Heritage Railway and famous for being the main location used in the film *The Railway Children*. Close by is Haworth with its many amenities, home to the Bronte sisters. The market town of Keighley in West Yorkshire lies some four miles away, close to the borders of North Yorkshire and Lancashire. It offers a wide range of amenities including local schools and a railway station on the Airedale Line that provides connections to Leeds, Bradford, and Skipton. Bradford Grammar School, Skipton Grammar and Ermysted's Grammar School are all within striking distance.



The Nook, Broad Head Lane, Oakworth, Keighley, West Yorkshire BD22 0QN

Approximate Gross Internal Floor Area 3837 SQ FT / 356.56 SQ M - (Excluding Garage, Garden Store & Boiler Room)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: E

Services & Systems: Mains electricity. Oil central heating. LPG for garden room.

Private supply of spring water with a filtration system. Private drainage.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local Authority: Bradford District Council 01274 432111, Worth Valley Ward.

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions:

What3words ///truth.regress.crown. Take the road signposted Broad Head Lane and continue past a cluster of stone cottages. On the left is a tree-lined lane flanked by a dry stone wall with a 'Public Bridleway' sign at its head. Follow this for 200 metres until you see the drive to The Nook on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			81

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City

Country

Coast

