

Charnock Bates

The Country, Period & Fine Home Specialist



Buckley Green Bottom Farm

Pennine Way, Stanbury, BD22 0HL





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STONE-BUILT SEMI-DETACHED HOUSE



FOUR BEDROOMS



PARKING AREA FOR FOUR CARS



TIERED TERRACE & GENEROUS GARDEN

Guide price: £675,000

GRAZING LAND AVAILABLE BY SEPARATE NEGOTIATION

**ONE-BEDROOM DETACHED BUNGALOW AVAILABLE
BY SEPARATE NEGOTIATION**

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Summary

Buckley Green Bottom Farm is a magnificent, semi-detached, four-bedroom property having been recently converted and extended to a meticulously high standard throughout. Situated in the heart of the Bronte countryside, this unique property showcases contemporary and stylish décor throughout whilst still retaining some original features including exposed stonework and timbers and benefits from idyllic views over the reservoir and valley.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, living room, open plan living kitchen, utility room and laundry room to the ground floor and principal bedroom with en-suite and walk-in-wardrobe, two further double bedrooms, one with walk-in-wardrobe, fourth bedroom and house bathroom to the first floor.

Externally the property enjoys a parking area providing off-street parking for four cars. A generous lawn sits to the front and side of the property bordered by mature plants and shrubbery, with a tiered terrace providing an ideal space for entertaining and al-fresco dining.



Location

Stanbury is a village in the Bradford District, by the River Worth, being highly sought after after enjoying superb open countryside yet remaining close to a range of local amenities in the nearby villages. Oakworth railway station is close by and is on the route of the Keighley and Worth Valley Railway used as a location in the original film *The Railway Children*, and its recent remake.

The local area was made famous by the Bronte sisters, and the outstanding countryside was famously described in the novel *Wuthering Heights* as wild, rugged, and barren. The area abounds with popular places to visit; the cobbled streets of Haworth, the Bronte Parsonage Museum, East Riddlesden Hall, and the Museum of Rail. The market town of Skipton, known as the Gateway to the Yorkshire Dales, is a short drive away, and within reach are elegant Harrogate and vibrant Leeds.

General Information

Leading into the entrance hall through a glass panelled door with Indian stone flooring providing access to lounge, WC, and spacious kitchen diner. An exposed stone staircase from the entrance hall gives access to the first-floor accommodation.

Being an extension to the original property, the lounge provides a cosy area to unwind and relax. Having engineered oak flooring and French doors leading out onto the front terrace. With an additional window to the side, the views can be truly appreciated.

Leading back through into the entrance hall and into the ground floor WC which comprises of a low flush WC and a wash hand basin set within a vanity unit with tiled splashbacks.

Moving through into the kitchen diner, being the heart of this wonderful family home. Indian stone flooring continues with the added benefit of underfloor heating which is present throughout the ground floor accommodation. Three-panel bi-fold doors give access to the terrace and multiple windows to the front elevation fill the room with natural light. Adding to the beautiful aesthetic present within the property are exposed timber beams and elements of exposed stonework.

Leading from the living area of the kitchen diner and into the kitchen. This generous space provides room for a dining table, with a central island present offering an additional worksurface space and a seating area. The kitchen showcases a range of contemporary, blue, shaker style wall, drawer and base units with contrasting, solid beech worksurfaces and an undermounted butler sink with a central mixer tap. Integrated appliances include a five ring Cuisine Master hob and oven, a dishwasher, full sized fridge and two freezers. Having a quaint mullion window to the rear, and an external door leading out to the rear terrace.

Adjoining the kitchen is the useful utility room. Having wall and base units, additional worksurface space and undercounter plumbing for a washing machine. Indian stone flooring continues into the utility room.

Moving from the spacious kitchen diner, into the entrance hall where the exposed stone staircase, being an original feature leads to the first-floor accommodation of this magnificent property.

Currently the fourth bedroom adjoins the principal bedroom, and it is used as walk-in wardrobe space, but could easily revert back to a bedroom depending on the use required for a prospective purchaser.

Entering into the principal bedroom, which again is an extension of the original property. This spacious double bedroom boasts dual aspect windows showcasing extensive views over the reservoir and valley. With engineered oak flooring and access into a dressing room and an en-suite shower room.

The dressing room has a Velux skylight whilst the en-suite comprises of a three-piece suite including a low flush WC, a vanity unit and a walk-in shower cubical with a wall mounted, mains fed rainfall shower. Being fully tiled throughout with underfloor heating, a laddered heated towel rail and a Velux skylight.

The second bedroom is another good-sized double with exposed timber beams, walk-in wardrobe, and a window to the rear elevation. Mirroring the size of the second bedroom, the third bedroom enjoys front facing views and exposed timber beams.

Completing the internal accommodation is the house bathroom. Having a four-piece suite which comprises of a low flush WC, a vanity unit, a free-standing oval bath and a walk-in, tiled shower cubical with a wall-mounted, mains fed rainfall shower. Benefitting from tiled flooring with underfloor heating, spotlights, and a laddered heated towel rail.







EAT











Externals

A shared, sweeping, pebbled driveway leads to a generous parking area providing off-street parking for four cars. A large, manicured lawn sits to the front and side of the property bordered by mature plants and shrubbery, with a tiered terrace providing an ideal space for entertaining and al-fresco dining whilst enjoying the picturesque views over the reservoir and valley. To the rear, a further terrace provides a private seating area.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

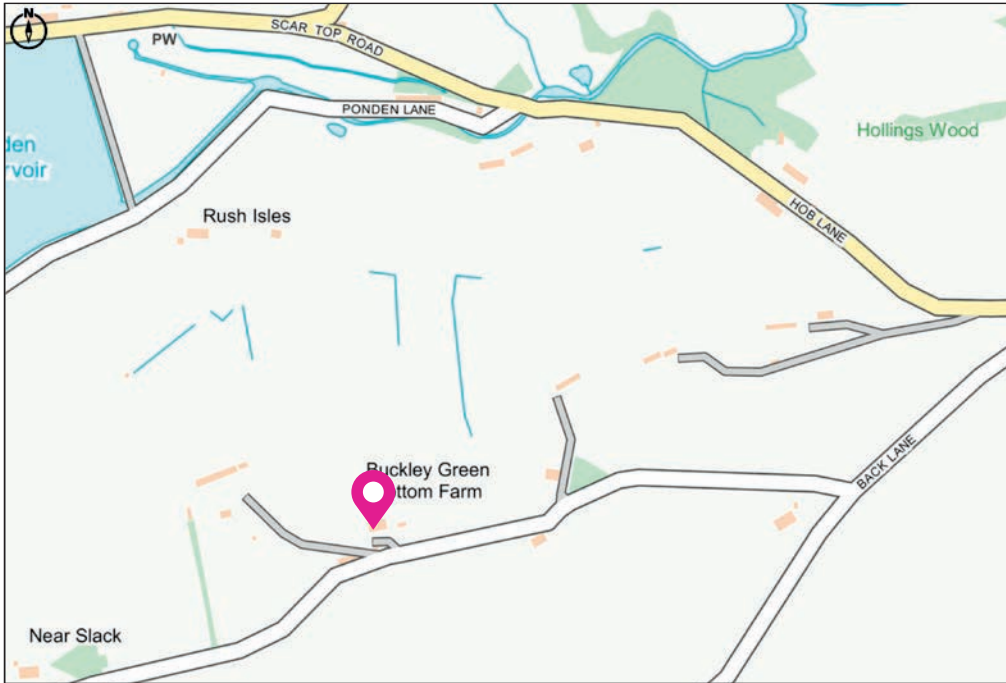
Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from drainage which is via a sewerage treatment plant, a spring water supply alongside mains water and air source heating. The electric supply is a mains service. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Keighley town centre head west on Spencer Street towards Wilkin Street. Turn right at the first crossroad onto Devonshire Street, then a left onto West Lane. Take a left turn onto High Street and then at the roundabout take the 4th exit and continue before taking a left onto Providence Lane. Continue straight onto Victoria Avenue and then onto Mytholmes Lane. Turn right onto North Street following the road until it becomes West Lane. Continue to follow over the bridge and keep right onto Main Street. Take a left onto Back Lane and then a right onto Pennine Way. The property is located on the right-hand side as indicated by the property name on a stone wall.

For satellite navigation: **BD22 0HL**

Local Information

NEAREST STATIONS	Haworth	2.8 miles
	Keighley	5.0 miles
	Steeton and Silsden	5.6 miles
NEAREST SCHOOLS	Oldfield Primary School	0.8 miles
	Haworth Primary School	2.0 miles
	Beckfoot Oakbank Secondary School	3.6 miles
MOTORWAY NETWORK	M65, Junction 14	7.9 miles
	M65, Junction 13	8.8 miles
	M62, Junction 23	12.9 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Bradford MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	N/A
WATER SUPPLY	Spring water and mains water supply
HEATING	Air source heating
BROADBAND	Boundless
MOBILE SIGNAL	Good coverage



Floor Plans

Ground Floor



First Floor



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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

Oak House
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