

Charnock Bates

The Country, Period & Fine Home Specialist



Lane Bottom Barn

Trough Lane, Denholme, Bradford, BD13 4NB





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**STONE-BUILT COTTAGE**



**THREE DOUBLE BEDROOMS**



**DRIVEWAY, GARAGE & TRACTOR SHED**



**SOUTH-FACING REAR LAWN**

Guide price: £475,000

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## Summary

Occupying a generous plot in a rural setting, surrounded by neighbouring countryside, Lane Bottom Barn is a stone-built cottage offering flexible accommodation over two floors, driveway with detached tractor shed and south-facing formal lawn.

Internally, the property briefly comprises; utility room, cloakroom with w/c, garage, inner hallway, kitchen/diner, rear entrance hallway with study and lounge to the ground floor and principal bedroom with en-suite, two further double bedrooms and house bathroom to the first floor.

Externally, to the front of the property, a gated parking area accesses a private driveway which in turn leads to a single garage and detached tractor shed, adjacent to a formal lawn with mature borders. To the rear, a stone-flagged terrace and generous formal lawn with countryside views.

## Location

Denholme is a semi-rural location a short distance from Oxenhope, both having a variety of amenities, country public houses and rural walks. Denholme is a short drive from the village of Haworth which is the heart of Bronte Country. The town of Keighley and the cities of Bradford, Halifax and Leeds are accessible from Denholme. Both Manchester and Leeds Bradford International Airports are easily accessible. Oxenhope has a train station providing transport links to the cities of Leeds, Manchester and London and a highly sought-after CE Primary School.



## General Information

Access is gained into the utility room which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer. A step up from the utility room accesses a cloakroom with w/c and wash-hand basin.

Leading off the utility room is a single garage which offers the opportunity to convert subject to obtaining the relevant planning consents. The garage showcases exposed beams and benefits from power, lighting and a Velux skylight allowing for natural light.

An inner hallway accesses a further spacious cloakroom, cupboard housing the boiler, and understairs storage cupboard, then leading through to the kitchen diner.

The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. A Rangemaster sits at the focal point with extractor hood above.

An archway from the kitchen leads through to the dining space, finished with hardwood flooring and showcasing the same exposed beamed ceiling as the kitchen. A window enjoys an outlook into the rear garden and neighbouring fields beyond.

Leading off the dining area is the rear entrance hallway, continuing the hardwood flooring, with a staircase rising to the first floor. A Upvc door with glazed surround allows for natural light to flood though while allowing access to the rear garden.

The spacious lounge completes the ground floor accommodation, showcasing an exposed beamed ceiling and enjoying an outlook into the rear garden. A multi-fuel burner sits at the focal point with decorative sandstone surround.

Rising to the first-floor landing, accessing three double bedrooms and the house bathroom. The spacious principal bedroom has two Velux skylights allowing for natural light and benefits from an en-suite comprising a w/c, wash-hand basin and walk-in rainfall shower.

Two double bedrooms and the fully tiled house bathroom complete the accommodation. The bathroom boasts a three-piece suite comprising a w/c, wash-hand basin with storage beneath and panelled bath with overhead rainfall shower attachment.





















## Externals

A gated tarmac driveway leads to a pebbled parking area providing off-street parking for four cars, with further gates leading to a private pebbled driveway, in turn accessing a detached tractor shed and single garage with power and lighting.

Adjacent to the driveway is a generous lawned garden and stone-flagged patio area leading to the front door.

Accessed from the rear entrance hallway is a stone flagged terrace seating area providing the perfect place to sit and relax while enjoying a pleasant outlook towards the neighbouring countryside, adjacent to a generous and well-manicured south-facing lawn.

## Fixtures and Fittings

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

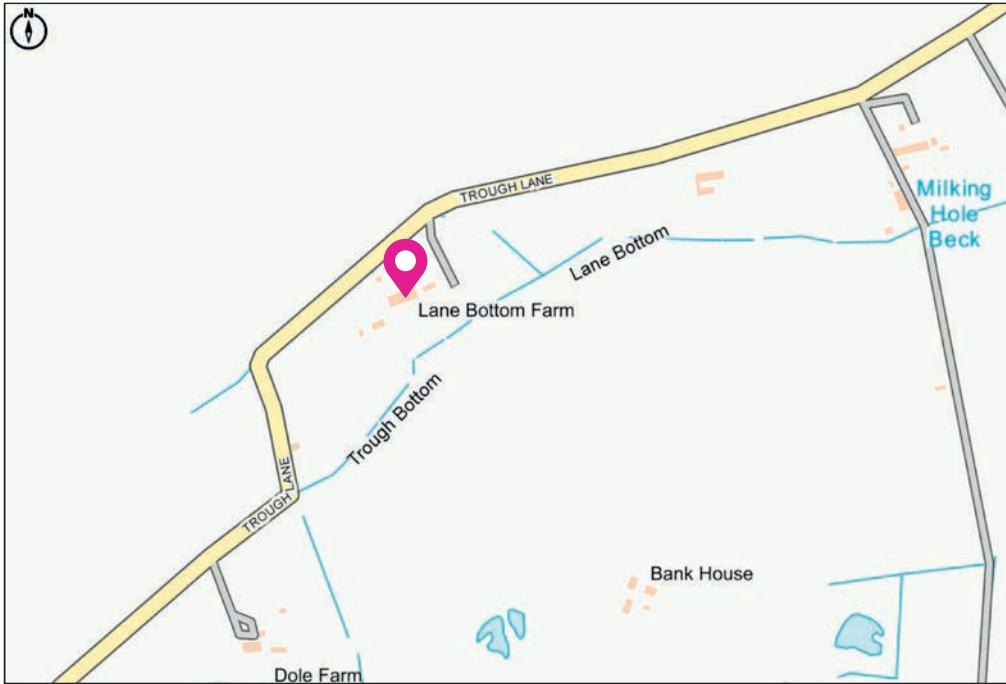
## Wayleaves, Easements and Rights of Way

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 mains electric, LPG gas, water via a borehole and drainage via a septic tank. 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 Halifax head towards Orange Street roundabout and take your second exit on to Ovenden Road (A629). Follow the A629 for approximately 7.4 miles before taking a left-hand turn by the garden centre on to Trough Lane. Proceed down Trough Lane where Lane Bottom Barn will be found on your left-hand side.

For satellite navigation: **BD13 4NB**

## Local Information

NEAREST STATIONS	Oxenhope	2.0 miles
	Haworth	2.8 miles
	Oakworth	3.8 miles
NEAREST SCHOOLS	Greenglade Forestry School	1.7 miles
	Denholme Primary School	1.9 miles
	Oxenhope CE Primary School	2.2 miles
MOTORWAY NETWORK	Junction 26, M62	12.9 miles

## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	F
LOCAL AUTHORITY	Bradford MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Oil
WATER SUPPLY	Spring Water (Borehole)
HEATING	Oil heating
BROADBAND	EE
MOBILE SIGNAL	Good coverage



# Floor Plans

Ground Floor



First Floor



Garage

Total approximate floor area:  
**1,936.31 sqft (179.89m<sup>2</sup>)**  
(inc Garages)



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