

Charnock Bates

The Country, Period & Fine Home Specialist



2 Upper Isles Farm
Oxenhope, BD22 9QF





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STONE-BUILT DETACHED WITH BARN & STABLE BLOCK



SEVEN DOUBLE BEDROOMS, SIX EN-SUITES



GATED DRIVEWAY WITH PARKING FOR EIGHT CARS



LANDSCAPED GARDENS, ARENA & 7.65 ACRES OF GRAZING LAND

Guide price: £1.4 million

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Summary

Occupying an 8.83-acre plot, offering a wonderful rural setting, 2 Upper Isles Farm is a stone-built detached family home offering an equestrian facility, with arena, barn and stable block, while enjoying a truly contemporary feel, having been fully renovated to an exceptionally high standard by the current owner.

Internally, the property briefly comprises; entrance vestibule, open hallway, dining kitchen, lounge, utility room, cloakroom and study to the ground floor. The principal bedroom with walk-in-wardrobe and en-suite, second double bedroom with en-suites, third double bedroom with dressing room and en-suite and two further double bedrooms with mezzanine en-suites to the first floor and double bedroom with en-suite, further double bedroom, and access to the mezzanine en-suites to the second floor.

Externally, a gated driveway, adjacent to a generous lawn with rockery, mature planting and shrubbery, and raised terrace, leads to a parking area for eight cars. A further flagged terrace can be accessed from the dining kitchen's bi-fold doors, creating the perfect entertaining space. A timber shed houses the newly installed pump and water filtration system.

A separate track off the driveway leads to a detached barn with power and lighting, stable block with three-stalls with power and lighting, and a useful storeroom/home office. Gates access a manège, in need of resurfacing, and approximately 7.65-acres of grazing land.

Location

Oxenhope is a village in the Bradford District, being highly sought after enjoying superb open countryside yet remaining close to a range of local amenities. Oxenhope 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. An hourly bus service is available nearby to Hebden Bridge and Keighley, with excellent train connections available from both. Oxenhope primary school is located in the village and is an Ofsted rated outstanding primary school.



Haworth and the local area was once home to the famous 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; many and varied shops, cafes, hotels, bars, and pubs the cobbled streets of Haworth, the Bronte Parsonage Museum. Both Haworth and Oxenhope have local Co-Ops and Haworth has an excellent medical practice.

East Riddlesden Hall and the World Heritage site Salts Mill, famous for showing works by locally born, world renowned artist David Hockney are within a short drive. The market town of Skipton, known as the gateway to the Yorkshire Dales is also only a short distance away. Also located within easy reach is the elegant spa town of Ilkley and vibrant Leeds, along with the characterful Bolton Abbey.

General Information

Access is gained through a solid Oak door into the entrance vestibule, with dual aspect windows and a vaulted ceiling. A composite door with glass surround then leads through to the welcoming hallway, a wonderful open space, accessing the ground floor accommodation, with a central open staircase with spindle balustrade rising to the first floor.

Leading off the open hallway and through to the modern dining kitchen. The kitchen offers a handmade kitchen by Ryburn Valley Furniture with a central island with breakfast bar and a range of bespoke wall, drawer and base units, with a recess for an American fridge freezer and water dispenser, and with contrasting Granite worksurfaces incorporating a drainer and Belfast sink with Quooker instant hot-water tap. Integrated appliances include; AGA, Neff oven and combination oven, wine-cooler and Bosch dishwasher.

Steps lead down to the impressive lounge, boasting French doors leading out to a terrace and dual aspect windows allowing for plenty of natural light to flood through while enjoying an outlook over the gardens and countryside beyond. A Dik Guertz log-burner sits at the focal point with glass surround.

A utility room offers a range of high-gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer.

Completing the ground floor accommodation is a cloakroom comprising a w/c and wash-hand basin, complimented by tiled splashbacks, and a study, benefitting from built-in office furniture, fitted by Ryburn Valley Furniture, with a large desk and a built-in storage wall.

Rising to the first floor, a spacious landing accesses five double bedrooms, with an open staircase with spindle balustrade then rising to the second floor. Leading off the landing, the generous principal bedroom showcases exposed Oak beams and dual aspect windows enjoying an outlook towards Oxenhope Village.

Benefitting from a walk-in-wardrobe fitted by Ryburn Valley furniture, with built-in shelving and storage, and a fully tiled en-suite, enjoying porcelain tiled flooring benefitting from underfloor heating, and a three-piece suite comprising a w/c, wash-hand basin with storage beneath and a double walk-in rainfall shower.

Leading back through the landing and through to a second spacious 'L' shaped double bedroom, benefitting from dual aspect windows and a fully tiled en-suite, with marble effect flooring boasting underfloor heating, and with a contemporary four-piece suite comprising a w/c, wash-hand basin with storage beneath, double walk-in rainfall shower and panelled jacuzzi bath.

A third double bedroom boasts a dressing area and a fully tiled en-suite with underfloor heating and comprising a w/c, wash-hand basin with storage beneath, walk-in rainfall shower cubicle and panelled jacuzzi bath.

Two further double bedrooms to the first-floor mirror each other, with views over the gardens, grazing land and beyond and have fully tiled mezzanine en-suites, with marble effect tiled flooring benefitting from underfloor heating and offering four-piece suites comprising; w/c, wash-hand basin with storage beneath, freestanding rolled-top bath and double walk-in rainfall shower.

Rising to the second-floor landing, leading to two further double bedrooms. A spacious 'L shaped' bedroom has three Velux skylights windows allowing for natural light and benefits from a fully tiled en-suite, boasting underfloor heating, with a contemporary four-piece suite comprising a w/c, wash-hand basin with storage beneath, free-standing rolled-top bath and double walk-in rainfall shower. A second double bedroom provides useful eaves storage.





















Externals

Electric gates access a sweeping tarmacked driveway leading to a parking area for eight cars. Adjacent to the driveway is a generous lawn with rockery containing mature planting and shrubbery.

Stone steps from the lawn lead up to a stone flagged terrace, also accessed from the French doors of the lounge, providing a space to sit and relax and take in the open views of Oxenhope Village, Leeming Reservoir, and beyond.

A south-facing terrace, also accessed from the dining kitchens bi-fold doors, creates the perfect entertaining space for bbq's and alfresco dining. A timber shed houses the newly installed pump and water filtration system.

A separate track off the driveway leads to a detached barn with power and lighting, stable block with three-stalls with power and lighting, and a useful storeroom/home office. Gates access a manège, in need of resurfacing, and approximately 7.65 acres of grazing land.

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 gas and electric, spring water supply, 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 5.9 miles until reaching Denholme and then take a sharp left-hand turn on to Long Causeway (B6141). Follow the B6141 and then take a left-hand turn after Leeming Reservoir on to Isle Lane. Keep right on Isle Lane until reaching the electric gates for 2 Upper Isles Farm as indicated by the Charnock Bates board.

For satellite navigation: **BD22 9QF**

Local Information

NEAREST STATIONS	Oxenhope	1.1 miles
	Haworth	2.5 miles
NEAREST SCHOOLS	Oxenhope Pre-School	1.1 miles
	Oxenhope CE Primary School	1.3 miles
MOTORWAY NETWORK	M62, Junction 26	13.1 miles

Property Information

TENURE	Leasehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Bradford MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Spring water supply
HEATING	Gas central heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage



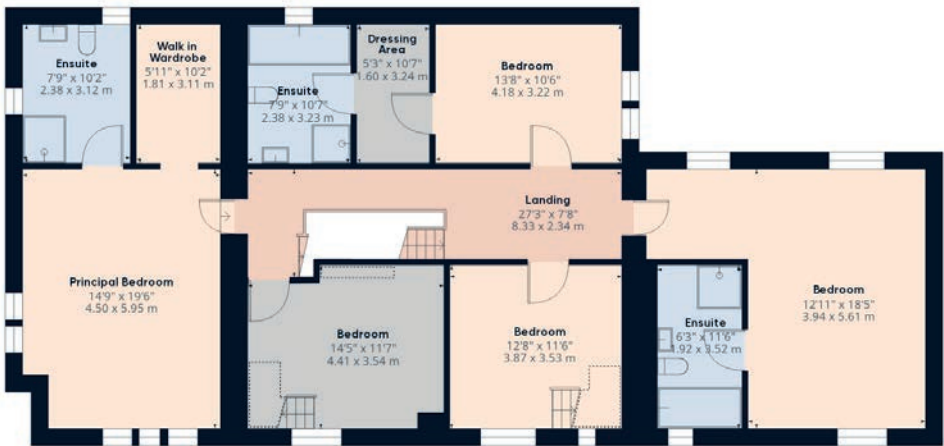
Floor Plans

Ground Floor

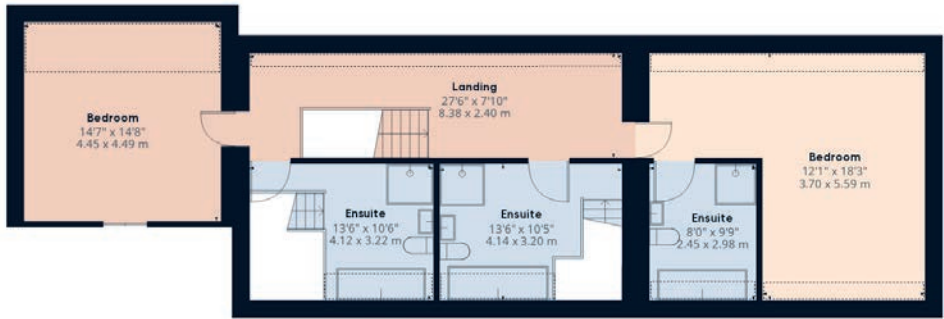


Total approximate floor area:
4,447.24 sqft (413.16m²)

First Floor



Second Floor



Floor Plans



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Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
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