



FOXGLOVES COWLING



A HIGH CALIBRE 3/4 BEDROOMED FAMILY HOME WITH A SUPERB TREBLE GARAGE AND PLANNING TO EXTEND SITUATED IN A PICTURESQUE RURAL LOCATION WITH FANTASTIC VIEWS OVER OPEN COUNTRYSIDE

PRICE: £765,000

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With origins dating back in excess of 250 years, this thoughtfully designed property is the flagship of a bespoke conversion of 4 dissimilar houses, with the developer himself being the owner of Foxgloves, a versatile 3/4 Bedroomed family home containing a lovely blend of period features & modern day comforts. The attention to detail is second to none with an aura of quality throughout and whilst the beautifully presented home is 'turn key', it also offers considerable further potential above the adjoining Treble Garage, currently providing excellent storage space but with planning passed to provide ancillary accommodation (including 2 further Bedrooms, a Bathroom and a Living Room). Permission has also been granted for a Garden Room extension off the ground floor Study (App no: ZA23/25306/HH).

The property stands in a delightful location on the Yorkshire/Lancashire border backing directly onto open fields but within only a couple of minutes drive of the well respected village of Cowling; ideally suited to those seeking the true pleasures of semi-rural living but also practically located for those who commute to work, having excellent links to Manchester via the M65, with Leeds also within less than an hours drive.

The grounds of Foxgloves extend to approximately an acre including a sweeping driveway, parking for several vehicles, a large lawn and space to the rear to provide a fantastic garden on overlooking fields on the west side. Also included is a large established orchard of trees (circa 0.6 acres), which will no doubt be of appeal to a young family whilst also having potential for hobby or recreational use.

Having the rare advantage of being offered with no forward chain within this price range, this 'one off' property must be seen to be fully appreciated and in detail comprises:

Part glazed timber entrance door to:

ENTRANCE HALL: 11'9" x 7'3" with stone flagged floor, beamed ceiling, 3 windows, Oak lintels and feature red brick opening to:



SITTING ROOM: 22'6" x 22'5" with 4 windows, exposed beams, stone fireplace & mantel with solid fuel stove & red brick interior, open spindled staircase to the first floor with store under, Oak flooring with central carpet and feature metal pillar.



DINING KITCHEN: 20'9" x 16'4" with range of wall and base units with granite working surfaces over & matching upstands, double Neff electric ovens with 6 ring gas hob, glass & stainless steel extractor hood over, stainless steel sink unit, space for American style fridge freezer, large breakfast bar island with contrasting granite working surface and range of storage cupboards below, feature fireplace with solid fuel stove and stone hearth, surround & mantel, exposed beams, solid Oak flooring and glazed patio doors giving access to rear.



BOOT ROOM / UTILITY: 12'5" x 9'2" with base units with granite worktops over, integrated wine fridge, stone flagged floor and access to the garage.



CLOAKROOM: with low suite w.c, wash basin, stone flagged floor, part tiled walls, chrome towel rail and extractor fan.

STUDY / SNUG / BEDROOM 4: 12'5" x 10'0" with Oak flooring, solid fuel stove with stone surround, hearth & mantel and superb long distance views over open countryside.



TO THE FIRST FLOOR

LANDING: with cylinder cupboard with shelving and pull down ladder to boarded loft.

BEDROOM 1: 16'4" x 14'10" with range of fitted wardrobes & drawers, windows on 2 sides with fabulous rural views, eaves storage and access to a further boarded loft space.

EN-SUITE SHOWER ROOM: 16'3" x 5'5" comprising large walk-in shower enclosure, low suite w.c, 'his & hers' sinks with cupboard below, part tiled & boarded walls, Oak flooring, extractor fan, chrome ladder towel rail and window with views.



BEDROOM 2: 14'4" x 9'10" with lovely views from windows on 2 sides.

BEDROOM 3: 12'7" x 10'10" with similar views.

BATHROOM: 14'2" x 7'6" with 4 piece suite comprising roll edged bath, corner shower enclosure, low suite w.c, sink unit with cupboard below, extractor fan, Oak flooring and chrome ladder towel rail.

TO THE OUTSIDE

A private sweeping driveway provides parking for several cars with ample space for a caravan or motor home. There is also an extensive area of gravelled parking bounded by a large lawn with fence boundaries, a flagged patio, an impressive log store (which also conceals the bins) and a cold water tap.



A timber gate gives access to an established ORCHARD of trees (circa 0.6 acres) which offer potential for hobby or recreational use.

Adjoining the house in an L shape is a superb **TREBLE GARAGE:** 40'6" x 18'8" including a utility area with washer & dryer plumbing, sink unit with drainer, double roller shutter doors, windows on 3 sides, power & light and stairs to a first floor comprising 4 areas of very useful storage with light, Velux windows and 2 gable end windows.

The garage has been constructed and insulated to a standard to allow for development above it which could provide ancillary accommodation. Plans have been passed which include 2 further Bedrooms, a Bathroom and a Living Room). Permission has also been granted for a Garden Room extension off the ground floor Study. App no: ZA23/25306/HH.

There is a gravelled garden to the rear of the garage on the west side with uninterrupted views over open countryside; having further potential to be landscaped and/or extend onto.



SERVICES: A septic tank & private bore hole serves the 4 properties. Mains electricity. Bottled gas for hob. The heating/electrical appliances and any fixtures & fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band E levied by Craven District Council.

POST CODE: BD22 0NR

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

DIRECTIONS: Approaching from Cross Hills side, drive through the main part of the village of Cowling and take a left turn onto Old Lane passing the cul-de-sac of Pinnacle View on your left hand side. Follow the road for 1/2 mile before taking a right hand turn onto Long Hill End. Foxgloves is situated approximately 200 yards on your right.

PRICE: £765,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

