



**SWALLOW BARN
GILL LANE
NEWSHOLME**



**A 4 BEDROOMED SEMI-DETACHED BARN
CONVERSION WITH 2 BATHROOMS, A VERY
USEFUL HOME OFFICE, PRIVATE PARKING AND
AN ESTABLISHED GARDEN SITUATED IN THE
PICTURESQUE HAMLET OF NEWSHOLME**

PRICE: £385,000

8 Main Street, Cross Hills, Keighley BD20 8TB
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Set in the quaint hamlet of Newsholme, this substantial 4 Bedroomed semi-detached barn conversion is full of charm & character including attractive Oak panelled doors but also benefits from the more modern comforts of uPVC double glazed windows and oil fired central heating.

Providing circa 1350 sq ft of flexible living accommodation, the property briefly comprises to the ground floor: large Entrance Hall/Boot Room with exposed stone walls & beams, recently installed Dining Kitchen, Utility, generous Sitting Room with a solid fuel stove, 3 Double Bedrooms and a House Bathroom.

To the first floor there is a further Double Bedroom, a large Bathroom and a large Office/Hobby Room whilst a part boarded Attic offers useful storage or the potential for conversion. Externally there is a generous majority lawned garden and a private parking space.

With the larger communities of Oakworth, Keighley and Haworth all within a short drive, the property could hardly be better placed for those seeking the peace and quiet of village life with everyday services and schools also close at hand.

Offered with no forward chain, this superb family home in detail comprises:

TO THE GROUND FLOOR

Composite entrance door to:

HALLWAY: 9'8" x 9'1" with stone flagged floor, exposed stone walls and beams, ceramic sink and opening to:



INNER HALLWAY: with open spindled staircase to the first floor and half glazed uPVC door to the garden.

UTILITY: 9'10" x 5'9" with washer plumbing, space for fridge and freezer, worksurface and Vinyl flooring.

SITTING ROOM: 15'5" x 14'0" with coved ceiling, deep window seat and solid fuel stove inset to chimney breast with flagged hearth and Oak lintel.

BEDROOM 2: 13'7" x 11'3" with picture rail and views over the garden to the front.

DINING KITCHEN: 13'4" x 12'9" with range of wall and base units with Quartz worktops over, matching upstands, 1½ bowl inset sink unit, double electric oven, 4 ring AEG induction hob with extractor hood over, integrated appliances including microwave, tall fridge & dishwasher, Worcester oil boiler, stone flagged floor and windows on 2 sides.



BEDROOM 3: 16'7" x 10'0" with coved ceiling, laminate flooring and similar views to bedroom 2.

BEDROOM 4: 11'10" x 9'11" .

BATHROOM: 8'5" x 6'4" comprising panelled bath with thermostatic shower over with glass screen, low suite w.c, pedestal wash hand basin, Vinyl flooring, frosted uPVC window and deep store cupboard.



OFFICE / HOBBY ROOM: 21'1" x 9'1" (accessed off the landing via steps over a structural beam) a fantastic versatile space having 2 large Velux windows and exposed beams & timbers.

TO THE OUTSIDE

There is a mature south facing front garden with a large shaped lawn, raised planted beds, a flagged pathway and established planting; the whole enjoying open country views.

There is a private allocated parking space to the rear along with a log store area and the oil tank.



TO THE FIRST FLOOR

LANDING: with access to large part boarded roof void with power & light.

BEDROOM 1: 13'3" x 9'3" with exposed beams & timbers and large Velux window.



BATHROOM: 9'4" x 7'1" (plus space under the eaves) comprising panelled bath, low suite w.c, pedestal wash hand basin, vinyl floor, large Velux window, exposed beams and timbers.



SERVICES: Mains water and electricity are connected to the property. Drainage is to a septic tank shared with 2 neighbouring properties. Heating is from an oil fired boiler. The heating/electrical appliances and any fixtures and 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.

POST CODE: BD22 0QT

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.

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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.

