



**2 OLD HALL FARM
GLUSBURN**



**AN EXCEPTIONAL 3 BEDROOMED
PERIOD FAMILY HOME WITH A LARGE
DETACHED GARAGE AND A SELF-CONTAINED 2
BEDROOMED COTTAGE PLEASANTLY TUCKED
AWAY BUT ALSO WITHIN WALKING DISTANCE OF
EVERYDAY AMENITIES**

PRICE: £649,950

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Surely one of the oldest and most interesting properties in the parish identified by a 1537 date stone, this highly individual Grade II Listed Tudor family home has been the subject of continuing improvement to provide everyday modern comforts combined with a wealth of original retained features including mullioned windows & beamed ceilings.

Offering more than at first meets the eye, there are actually 2 properties in one (on the same title) with the principal 3 Bedroomed house extending to approximately 1650 sq ft with 2 Reception Rooms and a generous Dining Kitchen, complemented by a self contained 2 Bedroomed cottage which is readymade to be run as a holiday let or to provide ancillary accommodation for a combined family.

The property has a large lawned garden to the front enjoying a favourable southerly aspect and views across the valley, also including private parking and a superb double detached Garage with mezzanine storage. There is a further easily maintained sitting out area to the rear which enjoys a fabulous outlook over open fields.

Old Hall Farm is pleasantly tucked away within comfortable walking distance of the park, the Institute and an excellent choice of schools including the highly regarded South Craven Secondary with nearby Cross Hills providing further everyday amenities and being equidistant to the larger towns of Colne, Skipton & Keighley.

This architectural gem must be seen by those with a real passion for period properties, with the accommodation in more detail comprising:

TO THE GROUND FLOOR

Solid timber door to:

PORCH: 5'2" x 2'11" with flagged floor and multi-paned inner door to:

SITTING ROOM: 20'4" x 17'0" with large feature Inglenook fireplace with solid fuel stove, flagged hearth, exposed beams, mullioned windows and enclosed staircase to the first floor with store cupboard under.



DINING KITCHEN: 15'11" x 11'11" with range of Oak wall and base units with granite worktops over, stainless steel sink unit & drainer, gas fired Rayburn oven (which also runs the central heating and hot water), integrated dishwasher and undercounter fridge, coved ceiling, Amtico flooring and door to large rear porch.

UTILITY & CLOAKROOM: 10'6" x 6'10" with matching Amtico flooring, low suite w.c., wash hand basin, washer and dryer plumbing, space for fridge & freezer and store cupboard.

LARGE REAR PORCH: 7'10" x 6'7" with Amtico flooring, 2 store cupboards and stable style door to the rear.

DINING ROOM: 13'11" x 11'11" with coved ceiling, electric fire set into stone surround and window with views over fields.



TO THE FIRST FLOOR

LANDING: with large Velux window and deep airing cupboard with hot water cylinder.

BEDROOM 1: 16'0" x 11'10" with mirror fronted wardrobes.

BEDROOM 2: 17'9" x 9'2" with mirror fronted fitted wardrobe and mullioned window with views towards Cowling Pinnacle.



BEDROOM 3: 14'1" x 7'8" with mirror fronted wardrobe, mullioned window and exposed beams.



BATHROOM: 8'10" x 6'9" comprising corner jacuzzi bath with hand held shower attachment, low suite w.c., pedestal wash hand basin, Oak floor, tiled walls, frosted window to the rear.



SHOWER ROOM: 6'4" x 4'2" comprising walk in shower enclosure with thermostatic shower, pedestal wash hand basin, extractor fan, chrome ladder towel rail and tiled walls.

THE COTTAGE - 1 OLD HALL FARM

uPVC door to:

SITTING ROOM: 16'10" x 11'10" with new grey carpet, open staircase to the first floor, beamed ceiling, wall TV point, fitted cupboards (one housing the boiler) and mullioned window with seat and views over the front garden.

DINING AREA: 12'2" x 4'11" with breakfast bar & Vinyl floor.

KITCHEN: 8'4" x 5'2" with wall & base units with worktops over, sink unit, 4 ring gas hob & oven, extractor hood, space for washer, Vinyl flooring and original exposed stone door surround.

TO THE FIRST FLOOR

BEDROOM 1: 19'10" x 12'0" (a generous double) with wall TV point, deep fitted cupboards and windows to the front with southerly views towards Cowling Pinnacle.



BEDROOM 2: 10'6" x 10'4" with fitted wall TV point, fitted wardrobes and views over fields to the rear.

STUDY/BOX ROOM: 8'11" x 5'0" (plus deep fitted wardrobes) with Velux roof light.

BATHROOM: 7'10" x 6'0" with 3 piece suite with shower over bath, mirror fronted cabinet, airing cupboard housing a hot water cylinder and laminate flooring.

TO THE OUTSIDE

A driveway provides parking for 2/3 cars and gives access to a **DETACHED DOUBLE GARAGE:** 25'9" x 22'6" with electric up-and-over door with power, light & water and steps to:

MEZZANINE STORE: 13'6" x 7'5" providing further useful storage.

There is a further single allocated parking space and a small lawned area which could be designated to the cottage.

To the front is a large lawned garden including a flagged patio and 2 Victorian lanterns. The whole is enclosed by established hedgerow borders and enjoys a lovely southerly aspect with views towards Cowling Pinnacle.

SERVICES: Mains water, drainage, gas and electricity are connected to the property. 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 1 Old Hall Farm is in Band C and 2 Old Hall Farm is in Band F.

POST CODE: BD20 8QT

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.

PRICE: £649,950

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.

