



**FLEET HOUSE
PAD COTE LANE
COWLING**



**A SIGNIFICANTLY IMPROVED FARM HOUSE
CONVERSION WITH 5 BEDROOMS &
4 RECEPTION ROOMS STANDING WITHIN
EXTENSIVE GROUNDS IN A QUIET
SEMI-RURAL LOCATION**

PRICE: £650,000

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





Substantially constructed in cut and dressed Yorkshire stone with a heavy grey slate roof and attractive corbelled eaves, **this superb family home offers in excess of 2600 sq ft of living space exuding charm & character throughout and retaining many original features.**

The accommodation briefly comprises a **large Reception Hall with an adjoining Dining Room, spacious Sitting Room with doors to the garden, Snug and Kitchen with a Dining area & Utility.** To the first floor are **4 double Bedrooms (the master having a large En-Suite Wet Room),** a single 5th Bedroom or Study and a family Bathroom; the whole enjoying **lovely views over open countryside in all directions.**

The current owners have spent the last 5 years painstakingly improving the house with particular reference to **extensive damp proofing works, partial insulating and replastering to the first floor, a full re-wire, new windows to the north and east sides of the property and re-decoration throughout.** They had further plans to create a superb open plan Living & Dining Kitchen to the rear opening up to the garden **which could be completed by prospective purchasers to their own taste & specification.**

The property occupies substantial grounds in a delightful location on the Yorkshire/Lancashire border surrounded by open fields but also within a short 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 and Leeds also within less than an hour's drive.

Solid timber door with glazed side panels to:

RECEPTION HALL: 14'10" x 11'3" with Mahogany effect Karndean floor, large window with views, useful store cupboard, inner hall with staircase to first floor and feature stone wall with arched opening to:

DINING ROOM: 15'1" x 12'0" with windows on 2 sides, matching flooring, exposed stone walls, coved ceiling and opening to:



SITTING ROOM: 18'11" x 15'7" with decorative coved ceiling, feature fireplace with open grate fire, alcoves with lighting, fully glazed patio doors to the garden and doors to:

SNUG: 15'2" x 15'1" with large picture window with fabulous long distance views, wood burning stove to large Inglenook fireplace with flagged hearth, exposed beams, exposed stone wall and useful store cupboard under the stairs.

KITCHEN: 13'3" x 8'10" with range of wall and base units with granite worktops over incorporating electric oven & grill, integrated microwave, 4 ring electric hob with stainless steel extractor hood over, circular stainless steel sink, plumbing for dishwasher, window with fabulous long distance views, space for tall fridge freezer, Vinyl floor and useful understairs store cupboard with access to cellar area.



LARGE UTILITY & DINING AREA: 16'0" x 9'0" with flagged floor, washer plumbing, stainless steel sink unit & drainer, counter top, exposed beams & stonework and space for dining table.

TO THE FIRST FLOOR

LANDING: 19'8" x 5'11" with spindled banister, attractive coved ceiling and inner hallway with roof void access via drop down ladder.

MASTER BEDROOM: 14'7" x 12'2" with windows on 2 sides, picture rail, coved ceiling and 2 wall light points.

DRESSING ROOM: 10'11" x 5'11" with views over the garden.

EN-SUITE: 10'11" x 5'5" a large wet room with thermostatic shower with rainfall head, recessed shelving, low suite w.c, wash hand basin, fully tiled floor, part tiled walls, chrome ladder towel rail, underfloor heating and extractor fan.

BEDROOM 2: 15'4" x 12'7" (max) with views over open countryside and fitted storage to the alcove.



BEDROOM 3: 15'9" x 9'0" with fitted wardrobe and views over open countryside.

BEDROOM 4: 11'7" x 11'2" with views over open countryside.

BEDROOM 5 / STUDY: 11'1" x 9'4" with views over open countryside.



BATHROOM: 11'0" x 8'6" comprising large bath, corner shower enclosure, low suite w.c, wash hand basin, Karndean floor, extractor fan, chrome ladder towel rail, part tiled walls, coved ceiling and window with views over the garden.

TO THE OUTSIDE

A driveway leads to a further large shingle hard standing providing parking for several vehicles.

There is a expansive lawned garden with established trees and a natural pond. To the rear is a flagged patio, large store shed and a bespoke play area; the whole being bounded by stone walls and having superb long distance views.

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

POST CODE: BD22 0FA

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



SERVICES: Mains electric. Solar panels generate an additional income. Spring water and a water treatment plant is shared with 2 neighbouring properties. Heating is from an oil boiler. 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.

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

