



**OVERFIELDS FARM  
LONG HILL END  
COWLING**



**A 4 BEDROOMED FARMHOUSE &  
CONVERTED BARN, CIRCA 2.5 ACRES OF LAND,  
OUTBUILDINGS AND A DOUBLE GARAGE  
ENJOYING STUNNING LONG DISTANCE VIEWS  
OVER OPEN COUNTRYSIDE**

**PRICE: £599,950 - NO CHAIN**

8 Main Street, Cross Hills, Keighley BD20 8TB  
Tel: 01535 637 333 [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)







Occupying an elevated position surrounded by open fields & countryside with stunning panoramic views, this traditional farmhouse & adjoining converted barn covers circa 1700 sq ft and includes approximately 2.5 acres of land, a Double Garage and further outbuildings; now requiring some further modernisation but providing an exciting opportunity for those seeking a particular lifestyle choice or with hobby farming / equine interests.

The flexible ground floor layout briefly comprises a Snug with solid fuel stove, recently installed Kitchen, large open plan Sitting Room with part vaulted ceiling & feature barn window, Utility Room and a Dining Room or optional 5<sup>th</sup> Bedroom. To first floor level are 4 good sized Bedrooms (one with En-Suite) and a family Bathroom, all enjoying fabulous long distance rural views.

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 Cowling village centre; being practically located for those who commute to work with excellent links to Manchester via the M65 and Leeds being within less than an hour's drive. The nearby village of Cross Hills offers a good range of everyday shops & services, with the area known for offering an excellent choice of schools including the highly acclaimed South Craven Secondary.

Offered with no forward chain, the accommodation in detail comprises:

### TO THE GROUND FLOOR

Part glazed door to:

**SNUG:** 14'7" x 14'2" with oak flooring, underfloor heating, exposed beams, feature stone fireplace with large solid fuel stove & back boiler serving part of the property and enclosed staircase to the first floor.

**KITCHEN:** 12'0" x 9'5" with matching flooring and underfloor heating, range of wall and base units with quartz worksurfaces over, 1½ bowl stainless steel sink unit & drainer, Rangemaster electric oven with extractor hood over, integrated dishwasher, space for American style fridge freezer, exposed beams, superb long distance views over open countryside and access to a small keeping cellar with washer & dryer plumbing and borehole equipment.

**SITTING ROOM:** 24'5" x 20'10" (l-shaped max) a flexible room which could accommodate a large dining table if required, part flagged/boarded floor, large barn window, exposed stone walls, part vaulted ceiling, large open fireplace with stone surround & flagged hearth and long distance views.



**DINING ROOM / OPTIONAL 5<sup>th</sup> BEDROOM:** 12'5" x 10'2" with wide boarded floor, window with long distance views, trap door access to further cellar area (also accessible externally) and part exposed stone walls.



**HALLWAY:** with flagged floor and external door.

**UTILITY:** 7'7" x 7'3" with new oil fired boiler, low suite w.c, wash hand basin and door to the garage.

### TO THE FIRST FLOOR

**LANDING:** with roof void access.

**BEDROOM 3:** 11'0" x 7'7".

**BEDROOM 4:** 14'1" x 6'9".



**BATHROOM:** 9'4" x 8'6" comprising roll top bath, corner shower cubicle, low suite w.c, pedestal wash basin, cupboard housing the hot water cylinder (linked to the back boiler) and long distance views over countryside.

**GALLERY LANDING:** with exposed stonework, beams and vaulted ceiling.

**MASTER BEDROOM:** 24'10" x 11'0" with windows on 3 sides (all having fabulous views), exposed stone walls and vaulted ceiling.

**EN-SUITE BATHROOM:** 7'9" x 5'0" comprising cast iron bath with claw feet, low suite w.c, pedestal wash hand basin, part tiled walls and window providing natural light.



**BEDROOM 2:** 10'2" x 9'2" with exposed stone wall, superb views and further roof void access.



### TO THE OUTSIDE

The property stands within circa 2.5 acres of meadow land of 2 distinct parcels. The borehole and septic tank are sited in the parcel to the north west with a further paddock on the south side of the property.

There is a large cobbled courtyard with stone walls and a raised lawn with a further lawned garden to the gable end bordering open countryside with superb views.



**DOUBLE GARAGE:** 24'8" x 13'7" with electric up-and-over door (with potential for conversion).

**OUTBUILDING:** 16'3" x 8'1" housing 2 heating oil tanks and a hot water cylinder supplying the barn side of the property.



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

**SERVICES:** Water is from a private borehole, drainage is to a private septic tank, heating is from an oil fired boiler & back boiler and mains electricity is 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.

**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.

**PRICE:** £599,950

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://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.*

