



**GREENFIELD FARM
EASTBURN**



**A SUPERBLY MODERNISED 4 BEDROOMED
DETACHED PERIOD FAMILY HOME
STANDING WITHIN LARGE GARDENS SET
WITHIN AN EXCLUSIVE COURTYARD
DEVELOPMENT IN THIS POPULAR VILLAGE**

PRICE: £660,000

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





Comprehensively renovated and modernised by the current owner, this substantially constructed former farmhouse is built in natural stone under a heavy grey slate roof, and is quietly tucked away in an exclusive courtyard development in the centre of the popular semi-rural village of Eastburn.

The accommodation impressively extends to almost 2500 square feet, briefly comprising to the ground floor: a large Sitting Room with bi-fold doors to the garden, a Snug, a superb **Living & Dining Kitchen** with adjoining Utility & Cloakroom, having **4 generous Double Bedrooms (the master with a luxurious en-suite)** and a large family Bathroom to the first floor; the whole standing within **beautiful lawned & tree lined gardens which consequently enjoy a high degree of shelter & privacy.**

Eastburn and the surrounding villages provide a **useful range of everyday amenities and services whilst also boasting an excellent choice of primary schools and the highly acclaimed South Craven Secondary School** which are within acceptable walking distance. **Airedale General Hospital is close by as is Steeton & Silsden Railway Station** which provides regular links to the larger towns and cities of Skipton, Leeds & Bradford.

For those seeking a **substantial detached period property with an exceptionally high modern specification throughout**, the property is highly recommended for closer inspection and in detail comprises:

TO THE GROUND FLOOR

ENTRANCE HALL: with matted flooring to entrance, staircase to the first floor with useful store cupboard under.

LIVING & DINING KITCHEN: 27'4" x 14'4" with underfloor heating comprising and extensive range of wall and base units with quartz worktops over and a large central island with breakfast bar seating and integrated wine fridge, AEG appliances including two electric ovens & a combi-microwave oven with warming drawer, induction hob with feature recessed extractor fan and integrated dishwasher, recessed 1½ bowl composite sink unit, cabinetry with recess and space for American style fridge freezer, tiled floor, opening to the **DINING AREA** having space for a sofa and fully glazed patio doors to the garden.



UTILITY: 10'3" x 7'5" with matching range of wall and base units with quartz worktops over, washer and dryer plumbing, sink unit and drainer, matching tiled floor, part glazed door to the outside, useful deep store cupboard housing the Ideal boiler and pressurised hot water cylinder.

CLOAKROOM: 4'8" x 3'11" comprising low suite w.c, wash hand basin, tiled floor and part tiled walls.

SITTING ROOM: 21'9" x 14'7" with exposed beams, log burner recessed to chimney breast with Oak lintel over, windows

to 2 sides, bi-fold doors to the garden and views to Ravenstone Woods.

SNUG: 13'5" x 11'5" with log burner recessed to chimney breast with Oak lintel over and windows to 2 sides.



TO THE FIRST FLOOR

SPACIOUS LANDING: 18'5" x 6'7" with glass balustrade, feature arched window to the stairs and roof void access.

MASTER BEDROOM: 17'0" x 14'2" with window seat and views over the side garden.

EN-SUITE SHOWER ROOM: 10'2" x 5'6" comprising large walk in shower enclosure with thermostatic shower and glass screen, low suite w.c, wash hand basin on vanity unit, tiled floor and walls, towel rail, extractor fan and frosted uPVC window.

BEDROOM 2: 19'2" x 11'11" windows to 2 sides with views over the garden and towards the hills.

BEDROOM 3: 13'2" x 11'4" feature port hole window and further window with views over the garden.



BEDROOM 4: 11'6" x 9'7".

FAMILY BATHROOM: 10'0" x 8'2" comprising feature freestanding bath, corner shower enclosure with glass screen and sliding doors with thermostatic shower, low suite w.c, large sink unit with 2 taps, fully tiled walls and floor, extractor fan, ladder towel rail and frosted uPVC window.

TO THE OUTSIDE

There are large wrap around gardens to all 4 sides of the property comprising to the rear a large flagged patio, lawn and established planting. There is a secret garden to the East side hidden behind established hedgerows and high stone walls comprising a large lawn, established planting and trees.

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

There is a predominantly lawned garden to the West side with distant views towards Cowling Pinnacle, with a large sheltered patio area with a pergola and a further flagged seating area to the front of the property.

DETACHED GARAGE: with electric up and over door, power and light, side pedestrian door and outside power point and storage to the roof space.

There is plentiful parking for the property with 2-3 spaces available on the gated driveway, parking to the front of the property and within the garage.

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 this property has been placed in Council Tax band E.

POST CODE: BD20 7SN

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

