



HIGHGATE BARN CONONLEY



A MODERN 4 BEDROOMED DETACHED FAMILY HOME WITH A LARGE GARDEN AND A DOUBLE GARAGE, WORKSHOP & PARKING SITUATED ON AN EXCLUSIVE CUL-DE-SAC JUST OUTSIDE THE VILLAGE CENTRE

PRICE: £639,950

8 Main Street, Cross Hills, Keighley BD20 8TB
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Converted approximately 15 years ago, this beautifully presented stone built detached family home occupies a very generous plot on an exclusive cul-de-sac of similar dwellings with lovely country views, being pleasantly tucked away but also close to the village centre and within comfortable walking distance of the train station.

The accommodation covers circa 1800 sq ft (with underfloor heating to the ground floor) briefly comprising: a Hall/Boot Room, versatile Study or Snug, large Sitting Room, Utility & ground floor w.c and a Dining Room with open plan access to a high quality Kitchen, being complemented by 4 well proportioned Bedrooms (one with an En-Suite & Dressing Room / Walk-in Wardrobe) and a luxury 4 piece House Bathroom.

Cononley is a sought after semi-rural village, known for being well connected via the Airedale trainline between Skipton & Leeds and for having a highly regarded primary school, 2 friendly pubs, a corner shop, a well maintained park and a variety of popular country walks virtually from the doorstep.

Including a very large child & pet friendly lawned garden and the rare advantage of 2 Garages, a Workshop and double width driveway parking, this impressive family home comprises in detail:

Part glazed panelled door to:

BOOT ROOM: with side window, bespoke cloaks cupboard and stone flagged floor.

DINING ROOM: 12'2" x 11'3" with flagged floor, ceiling downlights, additional feature lighting and open plan layout to the kitchen.



STUDY / SNUG: 12'2" x 8'8" with matching flooring and ceiling downlights.



LIVING ROOM: 25'10" x 13'0" with Oak flooring, side window and glazed uPVC doors to the garden.

KITCHEN: 20'1" x 11'6" with tiled flooring, extensive range of wall and base units with quartz worktops, oven & grill, 5 ring gas hob with splash back & extractor hood over, 1½ bowl stainless steel sink unit, integrated dishwasher, integrated microwave oven, 2 deep slate window sills and useful understairs storage cupboard.



UTILITY: 12'9" x 7'8" with matching flooring, wall and base units, worktops, stainless steel sink unit, plumbing/space for washer & dryer, Worcester combination boiler and stable style composite door to the rear.

CLOAKROOM: with low suite w.c, pedestal wash hand basin and tiled floor.

TO THE FIRST FLOOR

LANDING: 20'1" x 5'10" with ladder access to attic storage space.

BEDROOM 1: 13'1" x 11'3" with Oak flooring and views over fields.

EN-SUITE: 8'7" x 6'10" with large walk-in shower with fixed glass screen, low suite w.c, wash hand basin with drawers under, towel radiator, tiled floor and Velux window.

DRESSING ROOM / WALK-IN WARDROBE: 8'8" x 5'8" with Oak flooring, range of fitted wardrobes & drawers and



BEDROOM 2: 12'0" x 10'5" with fitted wardrobes and views over the garden.



BEDROOM 3: 11'5" x 9'3" with views over fields.

BEDROOM 4: 10'6" x 8'0" with similar views.

HOUSE BATHROOM: 8'5" x 7'7" with luxury 4 piece suite comprising bath with tiled panel, mirror fronted TV, shower enclosure with glass door, low suite w.c, wash hand basin with drawers under, tiled walls & floor and towel radiator.

TO THE OUTSIDE

The large garden is a standout feature, briefly including 2 flagged patios, a generous lawn and a further flagged area with a timber shed. The whole is securely enclosed by panelled fencing and timber gates making it safe & secure for young children & pets.

There is a double width driveway alongside **2 GARAGES:** both 16'8" x 9'0" with power & light and up-and-over doors giving access to a **WORKSHOP:** 9'3" x 9'2 with a further store room to the rear.

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 water, drainage, gas and electricity are connected to the property. There is underfloor heating to the grounds floor. 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 F.

POST CODE: BD20 8JX

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

