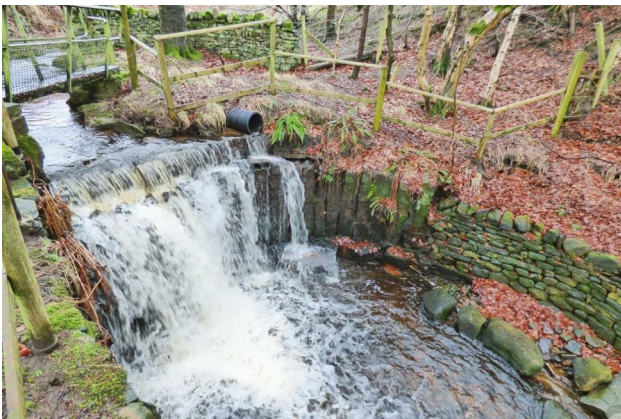


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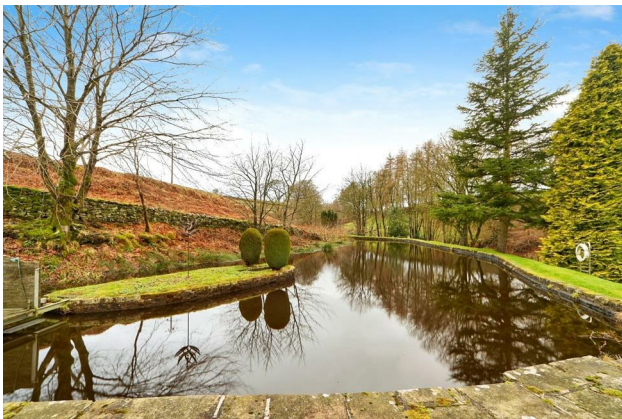
EXCLUSIVE

**Old Bobbin Mill, Newsholme. Oakworth
Offers In The Region Of £700,000**



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EXCLUSIVE

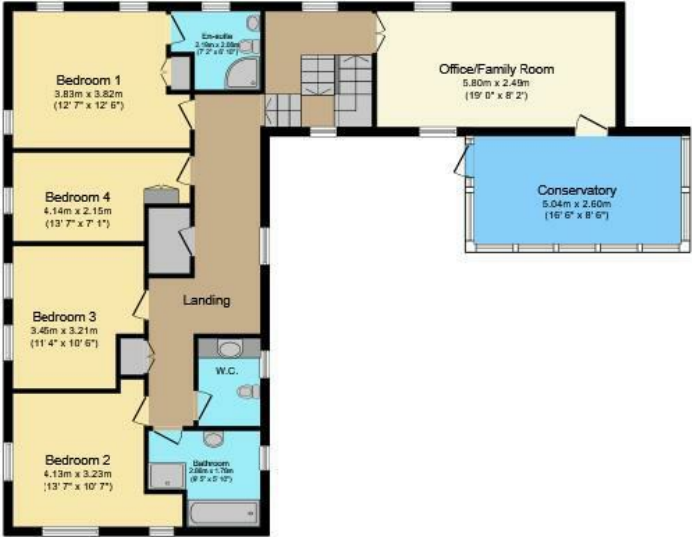




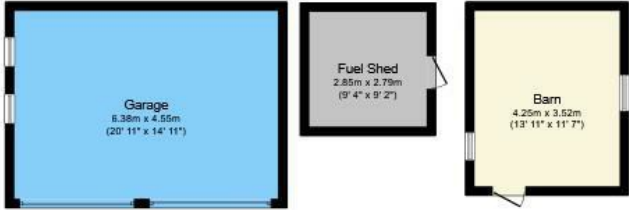




Ground Floor
Floor area 90.6 m² (976 sq.ft.)



First Floor
Floor area 112.7 m² (1,213 sq.ft.)



Outbuilding
Floor area 51.9 m² (559 sq.ft.)
TOTAL: 255.3 m² (2,748 sq.ft.)

For comparison, the floor area of a typical three-bedroom house is around 100 m² (1,076 sq.ft.). This includes the main house and any outbuildings. The floor area of a typical three-bedroom house is around 100 m² (1,076 sq.ft.). This includes the main house and any outbuildings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



This splendid former mill now provides for a large detached house, located in a sought-after area rich with green spaces and historical features, offers a blend of architectural charm and modern comfort.

Having 4 bedrooms, 2 bathrooms, 3 reception rooms, a well-equipped kitchen, a cosy fireplace, and stands in 1.59 acres of enchanting gardens including a mill-pond with working water wheel, a double garage, and a small detached barn, ready to convert into a studio / annex or perhaps for holiday letting.

Some modernisation is needed to personalise this tranquil rural idyll.

We are delighted to present this splendid detached house for sale. Nestled in a sought-after location, this property's surroundings are rich with green spaces to explore, historical features, walking and cycling routes, offering an ideal setting for families.

The house itself is in good condition and boasts an array of unique features that blend seamlessly with its architectural charm. It comprises of four well-proportioned bedrooms and two bathrooms, making it ideal for sizable families. The three reception rooms including a spacious home -office / games room provide ample space for different family activities, offering a perfect blend of functionality and comfort.

One of the key highlights of the property is the kitchen, a light-filled and well-equipped space, it promises to be the heart of your new home and could be opened-up to the dining room. Adding to the charm, the fireplace in the living room creates a cosy and inviting atmosphere, perfect for those chilly nights.

The external features of the property are just as impressive. It stands on a generous plot of 1.59 acres, graced with delightful gardens, and a delightful feature mill pond. A double garage provides ample parking space, while the small barn in the grounds presents an excellent opportunity for a holiday letting.

This property is an opportunity not to be missed. Experience the tranquility of living in a quiet hamlet, with the convenience of amenities within reach. Book a viewing today to truly appreciate the charm of this rural idyll.

Modern Worcester Bosch oil fired boiler. Septic tank (virtually maintenance free) drainage. Main water.

On-Line-Bullet-Points

• Detached house set in 1.59-acres • Mill pond with dam and working water wheel • Double garage and ample parking • Sought-after location, sleepy hamlet • Small detached barn, would make an ideal studio, annex or holiday let • Delightful gardens & water features • 4 bedrooms, games room, living room. kitchen, dining room • Requires internal modernisation • Quiet semi-rural location • 10 minutes to large town centre and trains