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DAVID HILL



## Small Tail Farm Perseverance Road Queensbury BD13 1LY

A charming semi detached stone built farmhouse providing generous three bedroom accommodation which although is now ready for updating in certain areas provides a comfortable family home of real character. The property includes private parking and large mature gardens with patio seating area. Pleasant semi rural location conveniently located for access to the larger local business centres.

*2.17 acres of land available by separate negotiation*

**Guide Price £495,000**  
**NO FORWARD CHAIN**



# Small Tail Farm Perseverance Road Queensbury BD13 1LY

• Queensbury 1.6 miles • Halifax 4.5 miles • Bradford 6 miles • Skipton 18.5 miles • Huddersfield 11.6 miles

## Location

Small Tail Farm lies approximately 1.6 miles north west of Queensbury and 3 miles south west of Thornton. Both villages provide basic amenities including primary schooling, shops, pubs and eateries with Queensbury having in addition a Tesco superstore and a golf course. A comprehensive range of services can be found in the nearby town of Halifax and city of Bradford.

## Description

Small Tail Farm is part of a traditional farmstead located within a small group of residential properties off Perseverance Road. The property is set nicely back from Perseverance Road being accessed via a private drive shared with one other dwelling.

The house which benefits from gas central heating and uPVC double glazing throughout, provides generous family accommodation on two floors as follows.

Small Tail Farm is entered via a glazed porch with stone flag floor into an entrance hall with staircase leading to the first floor. There is a separate cloakroom with w.c., pedestal wash basin and coat hanging space. The hall leads through to the dining hall with glazed arch opening and door into the paved seating area with garden beyond. There is a cast iron fireplace set in a feature stone chimney breast, beam effect ceiling and steps up to a raised level snug. From the dining hall a very spacious living room is accessed having a wood burning stove set in an exposed stone fireplace with stone flagged hearth. Beam effect ceiling, dado rail, exposed feature stone wall and built in workstation in alcove.

The living room is open to an impressive breakfast kitchen incorporating a comprehensive range of oak fronted base and wall units, laminate work surfaces with 1½ bowl stainless steel sink and drainer and tiled splash. Gas fired two oven Aga in green with filter hood over. Integrated dishwasher and tiled floor.

Adjacent to the kitchen is a useful utility room with built in tall cupboard storage, base units with laminate surface and stainless steel sink, tiled wall to dado height and plumbing for a washing machine. External door to flagged yard.

The first floor landing with useful overhead storage cupboard gives access to the house bathroom with panelled bath, w.c., pedestal wash basin and separate shower cubicle. Pine boarded ceiling with roof light and tiled floor. Steps lead up to an inner landing giving access to the three double bedrooms. Bedroom 1 is a very generous room with a full height ceiling and exposed timber roof beams. There is an exposed stone feature alcove with an adjacent range of full height built in storage cupboards one of which conceals the 'Ideal' gas combination boiler. There is a further range of fitted wardrobes and an en suite shower room with large shower cubicle, w.c. and pedestal wash basin. Bedroom 2 is at the end of the landing having a pine boarded ceiling with two roof lights and a range of pine fronted fitted wardrobes. Bedroom 3 has a range of fitted wardrobes and a pine boarded ceiling with a window overlooking the garden.

Outside, the property enjoys a pleasant approach via a private shared driveway, lined by mature planting, hedges and feature rockeries. A cattle grid leads into a cobbled yard with allocated parking for three vehicles. There is sufficient space to construct a double garage, subject to planning. In front of the house is a pleasant enclosed stone flagged yard with a path leading round to a large paved seating area with generous predominantly lawned garden beyond boarded by mature planting.

## Additional Land

A short distance from the farmhouse and shown edged blue on the sale plan is a good level meadow extending to approximately 2.17 acres which is available to purchase by separate negotiation if required.



### Ground Floor



### First Floor







## Services

We understand the property is connected to mains water, mains drainage, mains electricity and mains gas.

## Energy Rating

D 59

## Tenure

Freehold. Vacant possession on completion.

## Council Tax

Band E (Bradford Metropolitan Council)

## Directions

From the traffic lights in Queensbury head north west on Albert Road (A644 Brighthouse and Denholme Road) passing through Mountain. On reaching the Reggalds Inn take the second left onto Perseverance Road where the gated entrance to Small Tail Farm can be found on the right after about 300 metres. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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