

# HUNTERS®

HERE TO GET *you* THERE

## Haws Barn, Cowling Hill

Price £975,000

Property Images

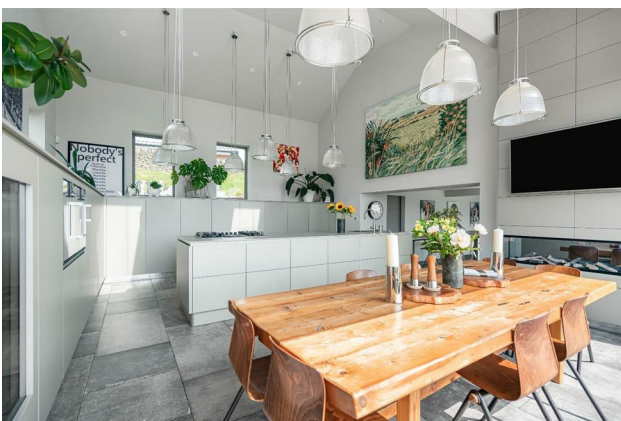




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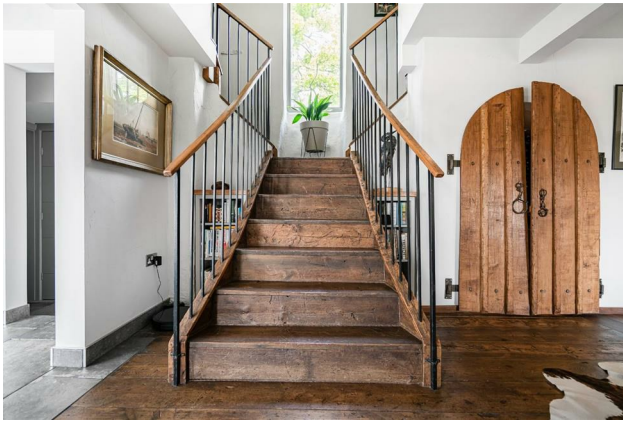




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Set on Cowling Hill with fabulous views., this striking family home has been superbly refurbished and extended, to create delightful mix of new and old working perfectly together to create a spacious yet cosy home.

With an impressive budget of over £300,000 in renovations, the property has been thoughtfully redesigned to showcase breathtaking panoramic views of the stunning Yorkshire countryside.

Set within approximately 2 acres, this exceptional residence offers a tranquil retreat, perfect for hobbies, entertaining, or simply unwinding away from the demands of modern life.

The heart of the home is a magnificent living-dining-kitchen area, featuring a bespoke Pronorm German kitchen supplied and fitted by Carvetii of Carlisle. This culinary space is equipped with high-end Gaggenau appliances, including a conventional oven, steam oven, and plate warmer, alongside an LPG hob by Elica, a Liebherr wine cooler, quooker tap with both boiling and chilled sparkling water. and 2 refrigerators. The large breakfast bar / dining island, complemented by under-floor heating and multi-fold doors, seamlessly connect to the living room, garden room and delightful outdoor space.

The living room exudes charm with its period fireplace and multi-fuel stove, creating a warm and inviting atmosphere. Riven oak flooring and period-style radiators enhance the character of this spacious yet cosy room. A pair of oak doors lead to a wine store, adding a touch of luxury. To complete the ground floor space, a laundry room and cloakroom.

On the first floor, the expansive principal bedroom boasts stunning views and features a lavish en-suite and dressing area, complete with a free-standing bath that offers a serene vantage point. Originally two bedrooms, this space could be reverted if desired, though its current configuration is truly special. Two additional bedrooms and an impressive house bathroom complete the upper level. Both bathrooms are equipped with underfloor heating, high-quality Hansgrohe fittings and Villeroy & Boch pottery,

Outside, extensive and beautifully landscaped al fresco and relaxing areas look out across the 2 acre grounds, that include careful planting, natural meadow areas and loads of parking.

There is a larger than standard double garage with planning permission to convert to an annex, and a further purpose-built modern barn with mezzanine storage providing space for a substantial workshop / garage or perhaps stables with a hay loft

Water is by way of a borehole shared by 3 properties. Septic tank drainage, LPG Heating and Internet services are via boundless and provide adequate speeds for work and media.

A large Gozney Professional Pizza oven is included at the full asking price.

#### Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

- Wow...a superbly refurbished & extended home
  - Having been thoroughly overhauled
  - Fantastic high quality dining-kitchen
  - German manufactured, high specification
    - Superb views and location
  - 2 acres of delightful and well planned grounds
- Large double garage with store + new barn/ stables/ workshop
  - Stunning throughout
  - Fab outdoor cooking / entertaining facilities
- Handy for Manchester & Leeds Bradford airport