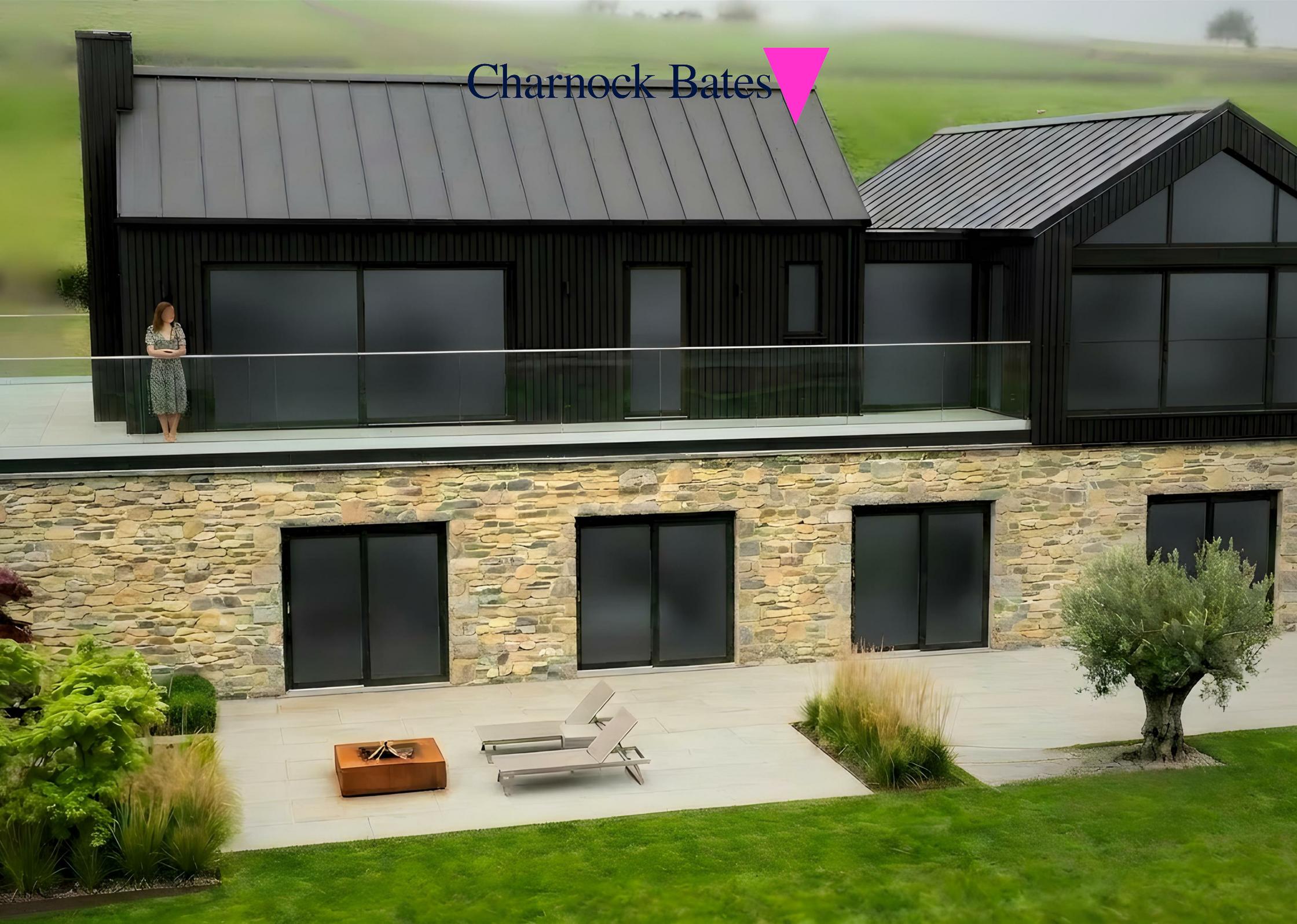


Charnock Bates



Summerfield • Westfield Barns • Tim Lane Haworth

An exciting opportunity to create a one-off home set within the idyllic Yorkshire countryside, situated just outside the popular village of Haworth in the Worth Valley. Planning has been granted for the construction of a 4 bedroomed home on the site of a former farm building, with accommodation extending to approximately 214m² (2303sqft), and briefly comprising: entrance vestibule and hallway to the ground floor giving access to a utility room, WC, large open plan living kitchen encompassing kitchen, dining area and living space. Completing the ground floor is a generous lounge.

To the first floor are 4 bedrooms with the principal bedroom enjoying a walk-in wardrobe and ensuite shower room, a second bedroom also boasts an ensuite shower room, whilst 2 further bedrooms, a house bathroom, along with store and plant rooms complete the first floor accommodation.

The current plans allow for a modern clad exterior with feature glazing allowing natural light to flood the property and for the stunning views across the valley to be enjoyed from much of the internal accommodation.

Externally the development will benefit from off-street parking for 3 cars and an enclosed garden to the rear enjoying an open aspect and backing on to adjoining greenbelt farmland. An option does exist to purchase additional land to the rear of property may be available by separate negotiation.

Location

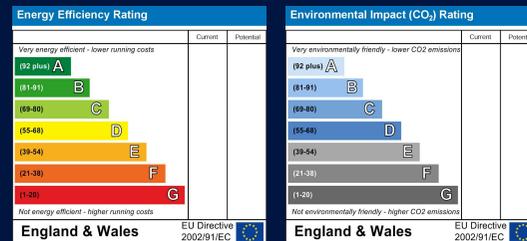
The development site is located within a stunning rural valley side position positioned between the villages of Oakworth to the north and Haworth to the south, forming part of the Worth Valley.

Made world famous by the Bronte sisters, and used as the backdrop to numerous film and TV productions including The Railway Children series of films.

Ideally located for a wide range of local amenities, including high street supermarket chains, along with independent artisan producers, coffee shops, restaurants and traditional Yorkshire public houses. The area is popular with those interested in outdoor pursuits, including walking along the many public footpaths and bridleways, cycling and equestrian interests.

Planning Permission

The current planning permission reference is 24/01494/FUL and full details of the consent can be viewed online at www.bradford.gov.uk.



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