Morton End Farm

Brighouse Road, Denholme, Bradford, BD13 4HW

A characterful farmhouse with land, outbuildings, and scope for transformation

Charnock Bates

The Country, Period & Fine Home Specialist

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Brighouse Road
Denholme
Bradford
BD13 4HW

Offers over: £695,000

At a glance

- **Detached three-bedroom farmhouse dating back to 1780**
- **Set within approximately 9.2 acres of gardens and grazing land**
- **Adjoining barn offering significant conversion potential, subject to consent**
- **Stable accommodation for approximately four horses**
- **Excellent scope for equestrian or smallholding use**
- **Two characterful reception rooms with exposed beams and fireplaces**
- **Far-reaching countryside views and a stream running through the grounds**
- **Abundant local wildlife and field access towards Doe Park**
- **Extensive private parking for over 10 cars, plus detached garage**
- **Freehold property with considerable refurbishment and development potential**

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A characterful farmhouse with land, outbuildings, and scope for transformation

Set within approximately 9.2 acres of attractive West Yorkshire countryside, Morton End Farm is a detached farmhouse built in 1780 with adjoining barn, stables, extensive grounds, and grazing land. Offering a rare combination of character, space, and rural setting, the property presents an exciting opportunity for those looking to create a more substantial country home, pursue equestrian interests, or explore the potential for refurbishment and redevelopment, subject to the necessary consents.

The setting is particularly appealing. Open fields, mature greenery, and far-reaching countryside views surround the property, while a stream runs through the land and the grounds attract an abundance of wildlife, including deer, foxes, badgers, and a wide variety of birds.

For equestrian buyers, the existing stable provision, grazing land, and extensive additional space make Morton End Farm especially well suited to keeping horses. There is also a network of field access and a walkway extending across the land towards Doe Park.

The farmhouse itself retains considerable period character, with exposed beams, stained-glass panels, open fireplaces, and a cottage-style kitchen. It is comfortable in its present form but, importantly, offers scope for a new owner to modernise and adapt the accommodation to their own requirements.

The farmhouse

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with tiled flooring, staircase to the first floor, and a triple-aspect outlook across the surrounding grounds.

LOUNGE

A characterful principal reception room entered through a timber door incorporating a striking stained-glass panel. Dual-aspect windows overlook the gardens and grounds. Features include exposed timber beams and an open solid-fuel fireplace.

KITCHEN

A cosy, cottage-style kitchen fitted approximately four years ago, with space for a small breakfast table. Dual-aspect windows provide views across the property.

The fitted kitchen incorporates an integrated fridge freezer, Prima oven, induction hob, extractor hood, and sink with drainer.

SNUG

A versatile second reception room with another timber door incorporating stained glass, exposed beams, an electric fire and windows overlooking the garden.

BATHROOM

Fitted with bath, wash basin and WC.

CELLAR

A particularly atmospheric vaulted cellar with recessed shelving niches. An excellent space for storage and with obvious potential as a wine cellar or useful ancillary space.

FIRST FLOOR

The staircase features a stairlift, installed approximately two years ago.

PRINCIPAL BEDROOM

A generous double bedroom with dual-aspect windows and a walk-in storage cupboard incorporating an attractive arched window.

BEDROOM TWO

A further double bedroom with views over the gardens and grounds.

BEDROOM THREE

A single bedroom with a leafy outlook. The room also houses the boiler cupboard and immersion heater and benefits from a wash basin.

ENSUITE SHOWER ROOM

Fitted with shower, wash basin and WC.

WC

Toilet

Gardens and grounds

The grounds and land are a defining feature of Morton End Farm, extending to approximately 9.2 acres and providing a mixture of gardens, grazing land, and open countryside.

The land offers excellent potential for equestrian use, with:

- Stable accommodation for approximately four horses
- Substantial additional barn space
- Approximately 9.2 acres of land
- Grazing and field access
- A walkway crossing the fields towards Doe Park
- A stream running through the grounds
- Ample parking and turning space

The property also includes a detached single garage, detached coal house providing useful storage, and a greenhouse.

There is a former chicken battery hut which requires removal and is understood to contain asbestos.

THE BARN AND DEVELOPMENT POTENTIAL

The adjoining barn is a particularly interesting feature of the property and offers significant potential for conversion or redevelopment, subject to the relevant planning permissions and consents.

Combined with the farmhouse, land, and rural setting, the existing buildings provide an opportunity to create a more substantial family home or a property tailored around equestrian and rural living.

The barn and surrounding land will appeal particularly to buyers seeking a project with genuine scope to add value and create something individual, rather than simply purchasing a finished property.

A NATURAL SETTING

Despite its convenient rural position, Morton End Farm feels genuinely connected to the countryside.

The land is rich in wildlife, with regular sightings of deer, foxes, and badgers, together with an abundance of birdlife. The stream, mature vegetation, and open fields contribute to a particularly peaceful environment.

The combination of land, views, existing equestrian facilities, and development potential makes this an unusually versatile rural property.

Key information

- **Fixtures and fittings:**
  Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves, easements and rights of way:**
  The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached Farmhouse
PARKING	Private driveway for many cars (10+), plus detached garage
LOCAL AUTHORITY	Bradford MDC
COUNCIL TAX	Band E
EPC RATING	E
ELECTRICTY SUPPLY	Mains (E.ON)
GAS SUPPLY	Mains (British Gas)
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating and open fire
BROADBAND	None
MOBILE SIGNAL	Good outdoor, variable in-home (Ofcom Mobile Coverage Checker)

Please note: Japanese knotweed is present on the land, adjoining the Yorkshire Water pumping station and situated a safe distance from the house. The vendor is currently in communication with Yorkshire Water regarding soil deposited around the pumping station, which is understood to have contained the weed. Prospective purchasers should also be aware that asbestos is present within the former battery chicken hut, which requires demolition.

Location

Morton End Farm occupies a beautiful countryside position on Brighouse Road, Denholme, within the wider Bradford district.

The surrounding area provides an attractive mix of open countryside, rural walks, and established communities, with the property's position offering access to the wider West Yorkshire area by road.

The location will particularly appeal to those looking for a rural lifestyle without being completely removed from everyday amenities and commuter routes.

what3words: ///panting.cackling.force

Viewing is essential to fully appreciate the unique nature of this property.

Get in touch to arrange your private tour today.

Charnock Bates

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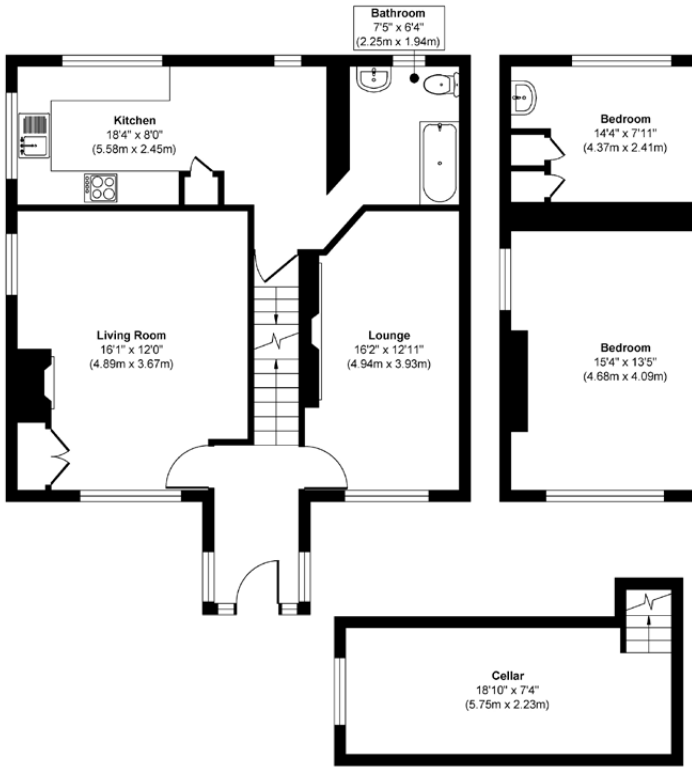
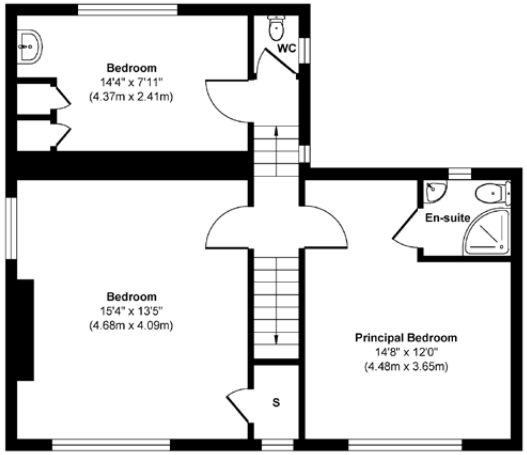
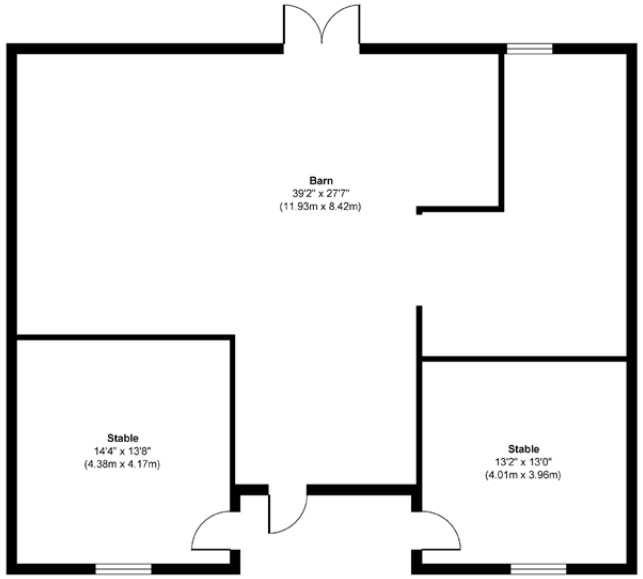
Floor plans

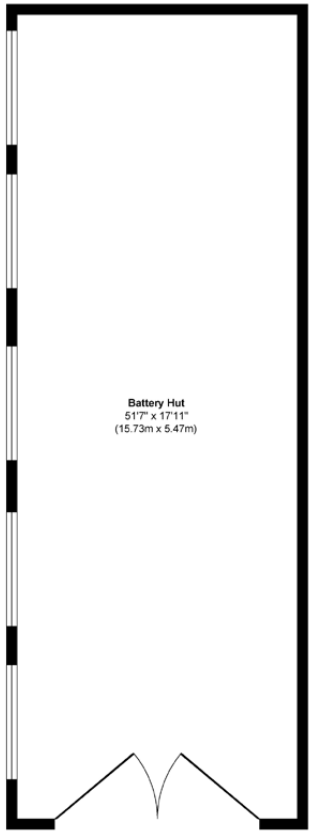
Ground floor



First floor







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Total approximate floor area:
3,537 sqft (328.85m²)
(inc Outbuildings)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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