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DAVID HILL

Valley View Bungalow Spring Wells Oakworth BD22 0QZ

An exciting opportunity to acquire a versatile residential smallholding comprising a detached stone built bungalow together with a useful range of buildings and a productive parcel of meadow and pasture extending to about 8 acres, perfect for those with equestrian or hobby farming interests.

Delightful rural setting with a lovely outlook yet convenient for access to Oakworth and the larger local centres.

Guide Price £545,000

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• Haworth 2.5 miles • Keighley 2 miles • Cross Hills 4 miles • Skipton 9 miles • Bradford 11 miles • Colne (M65) 11 miles

Location

The property enjoys a convenient rural position between the villages of Laycock and Oakworth. Oakworth offers a useful range of services including a primary school, Co-Op store, pubs and various eateries. The renowned village of Haworth with its cobbled High Street and numerous independent shops is a short distance to the south. The bustling town of Keighley is about 2.5 miles to the north east offering a full range of services and amenities including direct rail links to both Bradford and Leeds. Access by road is excellent with the A629 providing a short commute to Halifax in the south while the moor top road to the west takes you over to the east Lancashire town of Colne and the M65 motorway.

Description

This versatile property will appeal to a wide market but most obviously to those with equestrian or hobby farming interests, being of manageable size with a useful range of both modern and traditional buildings and having a good mix of pasture and meadow.

The well planned, well appointed bungalow provides excellent two bedroom accommodation in its current form but does offer scope for extension/alteration (subject to planning) should prospective purchasers wish.

The bungalow benefits from uPVC double glazing and gas central heating throughout. The boiler was replaced in 2021 with the bungalow completely rewired and refurbished at the same time.

A useful porch gives way to a well appointed kitchen with utility area at one end. There is a comprehensive range of base and wall units with integrated dishwasher, oak block work surfaces and a 1 ½ bowl stainless steel sink and drainer. There is plumbing for a washing machine and tumble dryer and there is an electric cooker point. The focal point of the kitchen is an electric four oven Aga with extractor hood above. The kitchen has a door to the front hall and also a connecting door to a very pleasant L shaped living/dining room with glazed double doors opening onto the patio and a large window with far reaching views over the surrounding countryside. There is a flame effect gas fire set in a wooden surround with granite back and hearth.

The hallway has an external door to the front and a loft access point. The well appointed bathroom provides a panelled bath, w.c., wash basin on a wall mounted drawer unit, separate corner shower cubicle, chrome ladder style towel rail and an extractor fan. There are two bedrooms, the larger of which has a comprehensive range of fitted wardrobes.

Outside

The property enjoys a pleasant approach via an attractive gated entrance from the highway onto a private tarmac surfaced drive that leads up to the buildings, opening into a useful parking and turning area. There is a second steeper access leading up from Holme House Lane to the side of the bungalow.

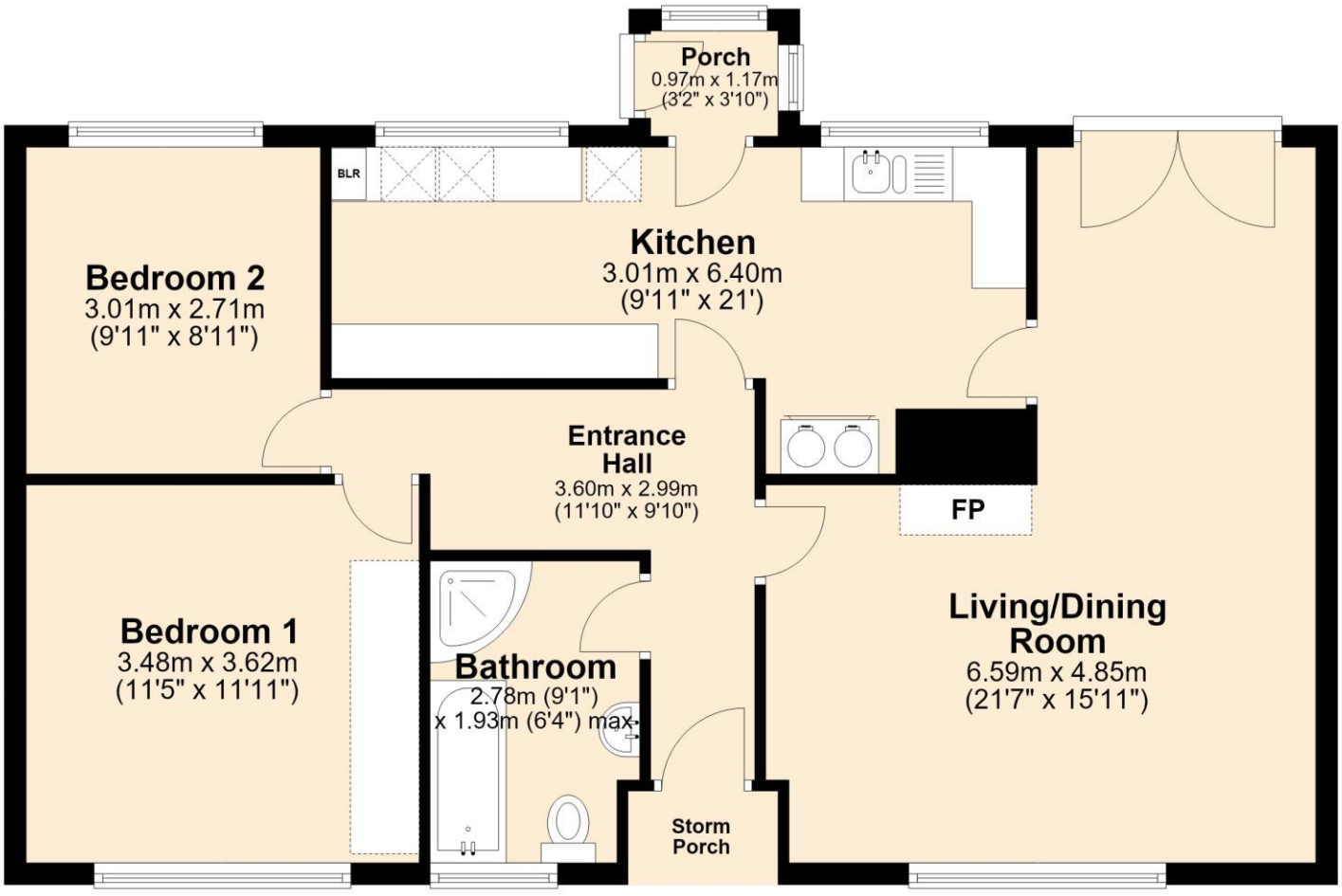
The buildings which are positioned around the yard comprises:

Garage 1	(7.02m x 3.49m) concrete panel walls, concrete floor and sheeted roof. Open fronted.
Garage 2	(3.00m x 5.45m) concrete panel walls, concrete floor and sheeted roof. Up and over type door.
Main Building	(6.89m x 9.8m) concrete panel walls, concrete floor, corrugated sheet roof and sliding timber door.
Store	(2.89m x 5.89m) timber clad walls, concrete floor, stable door.
Stable	(2.89m x 5.89) timber clad walls, concrete floor, stable door.
Field Shelter	(6.80m x 7.41m) requiring repair. Stone walls and roof timbers – no roof cover
Former Building	Dilapidated stone walls.

Extending to the side of the drive in an easterly direction is a super block of land of approximately 8 acres comprising two pastures and three level meadows, all bordered by well maintained traditional dry stone walls.

Ground Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



Services
Mains water, mains electricity and mains gas.
Drainage to septic tank.

Energy Rating
D 65

Tenure
Freehold. Vacant possession on completion.

Council Tax
Band D (Bradford)

Viewings
Strictly by appointment through the selling agents.

Directions
Heading south west from Keighley on Oakworth Road (B6143) turn right onto Slaymaker Lane just before entering Oakworth. Continue to the end of Slaymaker Lane turning right at the crossroads onto Mackingstone Lane where the entrance to valley View can be found on the right after about 400 metres. A David Hill 'for sale' sign has been erected.

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