



Brow End Farm

Goose Eye, Oakworth, Keighley, BD22 0PD

A beautifully presented farmhouse with a total plot size of 1.4 acres, panoramic hillside views, and 400 years of history in one of the area's most peaceful rural settings



Charnock Bates

The Country, Period & Fine Home Specialist





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What3words: ///multiple.mixture.contoured

Guide price: £650,000

At a glance

- Semi-detached farmhouse with parts dating back approximately 400 years
- Exceptional elevated setting with panoramic countryside views
- Over 1.4 acres of gardens and grazing land
- Three bedrooms plus a versatile ground-floor office/fourth bedroom
- Beautiful dining kitchen with AGA and central island
- Wealth of original features including exposed beams, flagstone floors, and stone mullioned windows
- Principal bedroom with vaulted ceiling and ensuite bathroom
- Two stables ideal for equestrian or smallholding use
- Replacement windows throughout and gas boiler installed approximately two years ago
- Peaceful location at the end of a private track in the desirable hamlet of Goose Eye

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A beautifully presented farmhouse with a total plot size of 1.4 acres, panoramic hillside views, and 400 years of history in one of the area's most peaceful rural settings



Dating back approximately 400 years, Brow End Farm is a characterful semi-detached farmhouse occupying an enviable position above the sought-after hamlet of Goose Eye.

Set at the end of a private track and enjoying uninterrupted views across rolling countryside, this peaceful home combines centuries of heritage with practical modern living, all within grounds extending to over 1.4 acres in total

The current owners have sympathetically updated the property, including replacement windows throughout and a new gas boiler installed just two years ago, ensuring the home retains its period charm while offering modern comfort. Exposed beams, stone mullioned windows, and original timber floors sit comfortably alongside a well-appointed kitchen, contemporary bathrooms, and flexible family accommodation.



First floor

ENTRANCE

The entrance opens into a practical utility and boot room, an ideal everyday entrance after enjoying the surrounding countryside. Finished with traditional flagstone flooring, fitted cabinetry, a Belfast sink, and generous hanging space for coats, it perfectly suits country living. A cloakroom with WC sits behind a sliding door.

DINING KITCHEN

The dining kitchen is the heart of the home. Flagstone floors, exposed beams, and traditional mullioned windows create an authentic farmhouse atmosphere, while contemporary charcoal cabinetry, white, worktops and a central island provide excellent functionality. The recently-installed kitchen is equipped with an AGA, Lamona induction hob, two Lamona ovens, and an integrated dishwasher. There's also ample space for family dining and entertaining with direct access into the garden.

LOUNGE

The lounge is full of period character, with exposed ceiling beams, timber floorboards, a welcoming multi-fuel stove, and beautiful stone mullioned windows framing views across the gardens towards the wooded hillsides beyond. It is a wonderfully cosy yet spacious room that captures the home's heritage.

OFFICE/FOURTH BEDROOM

A versatile reception room currently serves as a home office but could equally become a fourth double bedroom, making the property well suited to multi-generational living or those working from home.











First floor

The landing continues the home's character with exposed beams and rooflights introducing natural light.

PRINCIPAL SUITE

The principal bedroom is a peaceful retreat, featuring a vaulted beamed ceiling, timber flooring and picturesque views across the surrounding countryside. Its generous ensuite includes a bath, rainfall shower, WC, vanity basin, and heated towel rail.

TWO ADDITIONAL DOUBLE BEDROOMS

Two further double bedrooms both enjoy fitted wardrobes, original timber flooring and the same outstanding countryside outlook, while one also benefits from a useful alcove currently arranged as walk-in storage.

The family bathroom is fitted with a bath incorporating a rainfall shower, wash basin, WC and heated towel rail.





Garden and grounds

The setting is every bit as impressive as the house itself. Approached via a private track, Brow End Farm occupies a wonderfully secluded position with sweeping views across the surrounding hills, creating an exceptional sense of peace and privacy.

The gated front garden enjoys a flagged seating terrace positioned to make the most of the spectacular outlook, providing a wonderful space for outdoor dining or simply appreciating the ever-changing landscape.

Beyond the 0.3 acres of gardens and grounds, the property extends to over an acre of additional land, previously used for horses, with gated access leading directly into the paddock. Two stables and an animal pen provide excellent facilities for equestrian buyers or those seeking a smallholding lifestyle.







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. Right of access to land by crossing the neighbour's driveway.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Semi-detached farmhouse
PARKING	Large driveway and parking for up to four cars
LOCAL AUTHORITY	Bradford MDC
COUNCIL TAX	Band F
EPC RATING	TBC
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Calor (not connected to mains)
WATER SUPPLY	Mains
SEWERAGE	Septic tank
HEATING	Gas central heating (Calor)
BROADBAND	BT Ultra Fast
MOBILE SIGNAL	Good outdoors on some networks

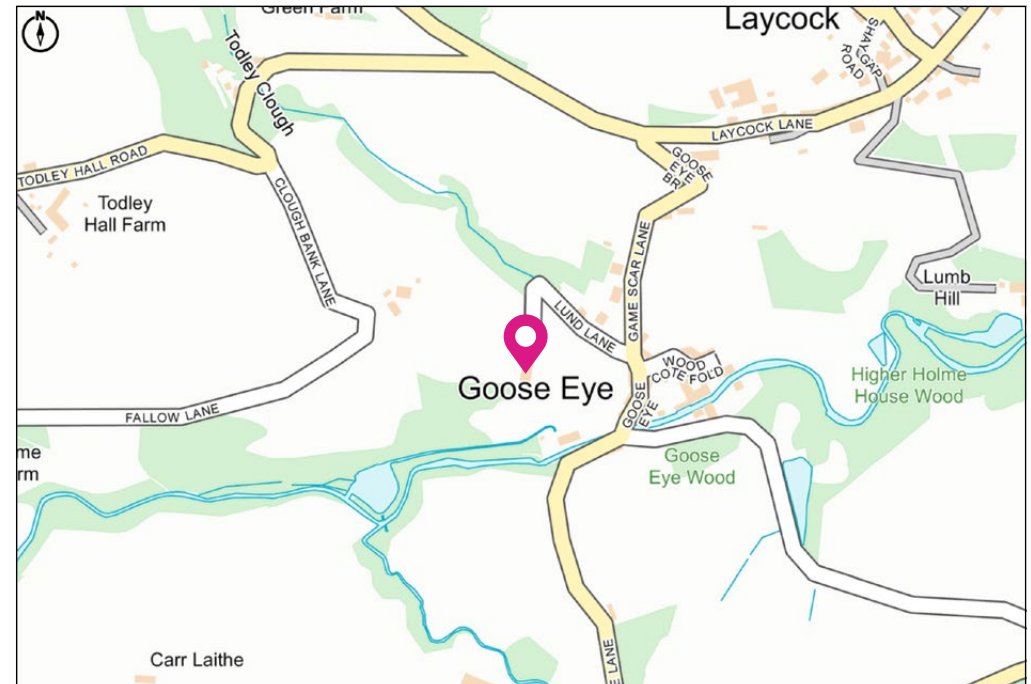
Location

Goose Eye is a picturesque rural hamlet on the edge of Oakworth, surrounded by open countryside yet remarkably well connected. Known for its welcoming village atmosphere and traditional country pub, it offers a peaceful way of life while remaining within easy reach of Oakworth, Haworth, and Keighley.

The surrounding landscape provides endless opportunities for walking, cycling, and riding, with the rolling Pennine countryside on the doorstep. Nearby Haworth, famous for its connection to the Brontë sisters, offers independent shops, cafés, and restaurants, while Keighley provides a wider range of amenities, supermarkets, and rail services with connections towards Leeds, Skipton, and beyond.

Combining outstanding views, generous land, period character, and a sought-after rural location, Brow End Farm presents a rare opportunity to embrace the best of Yorkshire country living.

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



Get in touch to arrange your private tour today.

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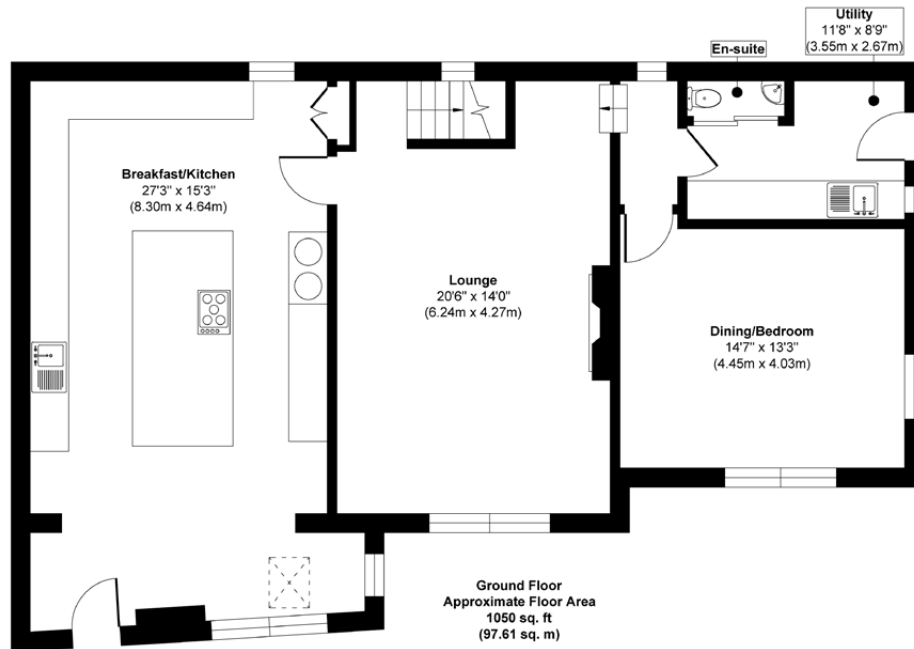
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Floor plans

Ground floor



First floor



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Total approximate floor area:
2,044 sqft (189.97m²)

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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