The Old Stable Block

Springfield Cottages, Halifax Road,
Keighley, BD21 5PP

A remarkable contemporary conversion with luxurious finishes, approximately 2.15 acres of land, and panoramic views across the surrounding countryside

Charnock Bates

The Country, Period & Fine Home Specialist





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Springfield Cottages
Halifax Road
Keighley
BD21 5PP

Offers over: £995,000

At a glance

- **Distinctive detached home converted from a former tractor shed in 2021**
- **Three double bedrooms, including a principal bedroom with ensuite**
- **Additional ground-floor snug, offering potential for use as a fourth bedroom**
- **Impressive open-plan living kitchen with two sets of bi-folding doors**
- **Contemporary kitchen with an extensive range of integrated AEG and Miele appliances**
- **Striking entrance hall with galleried landing, double-width Velux skylight, and imported lava stone feature wall**
- **Approximately 2.15 acres of land**
- **Terrace with sunken seating area**
- **Panoramic views across the surrounding hills and valleys**
- **Electric entrance gates and parking for up to eight cars**

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A remarkable contemporary conversion with luxurious finishes, approximately 2.15 acres of land, and panoramic views across the surrounding countryside

Originally a tractor shed, The Old Stable Block has been transformed into an exceptional detached home, combining contemporary design with generous living spaces and a spectacular rural outlook. With the conversion finished in 2021, the property offers three double bedrooms, an additional ground-floor room suited to use as a fourth bedroom or snug, and an impressive open-plan living kitchen designed to make the most of its far-reaching views.

The quality of the conversion is evident throughout, from the striking architectural entrance and distinctive lava stone feature wall to the carefully integrated lighting, premium appliances, and sleek bathroom finishes. Large expanses of glazing bring the surrounding landscape into the heart of the home, with two sets of bi-folding doors opening the principal living space towards the terrace and views beyond.

Outside, approximately 2.15 acres of land provide space, privacy, and an enviable connection to the countryside. A substantial parking area accommodates up to eight cars, while electric gates create an impressive approach. With its combination of contemporary luxury, versatile accommodation, and panoramic views, The Old Stable Block offers a distinctive lifestyle opportunity in the Worth Valley.





Ground floor

ENTRANCE HALL

The entrance hall immediately establishes the property's contemporary character. An aluminium Schüco front door, complete with stainless steel handles and an adjacent glazed panel, creates a striking first impression. Its finish has been precisely matched to the property's electric entrance gates, providing a cohesive design detail.

A distinctive lava stone feature wall provides a dramatic focal point, its textured surface revealing bubbles and streaks of oxidisation. Imported from mines around Mount Vesuvius, it is a particularly individual feature that sets the tone for the quality and originality found throughout the home. Above, an impressive double-width electric Velux skylight draws natural light into the space, accentuating the height of the hall and the architectural impact of the galleried landing.





OPEN-PLAN LIVING KITCHEN

The principal living space is a defining feature of the property, bringing together cooking, dining, and relaxation in a generous, open-plan setting. Its proportions allow distinct areas to be arranged for entertaining and everyday family life, while two sets of bi-folding doors open the room towards the outdoor space and sweeping valley views. The bi-folding doors boast electric blinds which are vacuum-sealed within the glazing, for a clean, minimalist aesthetic.

The kitchen combines grey gloss wall, drawer, and base units with contrasting worksurfaces. LED downlighting adds a subtle contemporary finish, while the extensive integrated specification includes two AEG ovens – one incorporating a microwave and the other offering a self-cleaning function – an AEG induction hob, Miele extractor, full-height fridge and freezer, AEG dishwasher, and a warming drawer.

At the centre of the kitchen, a substantial concrete-effect island incorporates drawers and integrated downlighting. Its breakfast bar comfortably seats four, creating a natural gathering point for informal dining, morning coffee, or conversation while preparing meals.

The generous proportions, considered lighting, and extensive glazing combine to create a space that feels equally suited to relaxed everyday living and entertaining, with the surrounding landscape providing an ever-present backdrop.













SNUG / FOURTH BEDROOM

Offering valuable flexibility, this ground-floor room could serve as a comfortable snug, a home office, or an additional bedroom. Sliding glass doors open directly onto the terrace, framing the panoramic views and creating a lovely connection with the outdoor space.

UTILITY / BOOT ROOM

A practical addition to the ground floor, the utility and boot room offers further fitted wall, drawer, and base units, with space and plumbing for laundry appliances. There is ample room for coats, shoes and outdoor essentials, making it particularly useful for a home with substantial grounds. The boiler is housed within a cupboard, and a separate door provides direct access to the rear exterior.

SHOWER ROOM

The contemporary shower room is finished in a sleek, modern style, with a wet-room design and rainfall shower complemented by a manoeuvrable pencil shower attachment. A wall-mounted basin sits on a floating shelf, with a floating drawer beneath and integrated LED lighting adding definition to the arrangement. Further features include a heated towel rail, illuminated mirror, suspended shelving, and WC.

CLOAKROOM

Positioned beneath the stairs, the cloakroom incorporates useful storage space, ideal for coats, shoes and everyday essentials.







First floor

GALLERIED LANDING

The galleried landing overlooks the entrance hall below, reinforcing the property's sense of space and architectural openness. The double-width skylight brings daylight into the heart of the home, creating an impressive transition between the ground-floor living areas and the bedrooms.





PRINCIPAL SUITE

The principal bedroom is a generous double, with a dual-aspect outlook across the surrounding countryside. Fitted Hammonds wardrobes provide integrated storage, helping maintain a clean, uncluttered finish.

ENSUITE

The adjoining ensuite features a rainfall shower with a manoeuvrable pencil attachment, a wall-mounted basin with a floating drawer beneath, a wall cabinet, and a heated towel rail. A skylight introduces natural light, completing a contemporary and well-appointed space.





DOUBLE BEDROOM

A well-proportioned double bedroom with a dual-aspect outlook across the surrounding hills and valleys, allowing the landscape to be enjoyed from more than one direction. Fitted wardrobes provide practical storage, complemented by additional eaves storage.

DOUBLE BEDROOM

A further double bedroom, featuring a Velux skylight and useful eaves storage. The room offers flexibility for family, guests or alternative uses as circumstances require.

FAMILY BATHROOM

The family bathroom continues the property's contemporary design language, with a bath incorporating a shower-head attachment and a separate shower. A wall-mounted basin sits above a floating drawer, with LED downlighting highlighting the arrangement.

Recessed wall niches with integrated lighting provide attractive, practical storage, while a heated towel rail and Velux skylight complete the specification.







Gardens and grounds

The grounds are a major part of what makes The Old Stable Block so distinctive. Extending to approximately 2.15 acres, the land provides a substantial outdoor setting, with panoramic views across the surrounding hills and valleys.

A terrace extends the principal living accommodation outdoors, with a sunken seating area creating a natural spot for relaxing, entertaining, and taking in the scenery. The bi-folding doors from the open-plan living kitchen help connect the interior with this outdoor space, allowing the outlook to become an integral part of everyday life.

Electric entrance gates provide a secure and impressive arrival, while the extensive parking area accommodates up to eight cars. The combination of open land, generous parking, and far-reaching views gives the property a sense of space rarely found with contemporary homes of this kind.

















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
PARKING	Gated driveway for up to eight cars on the hard standing, and more if parked on the adjacent field. Outside electric socket available, which can be adapted to electric vehicle charger if required. The private driveway leading up to the properties is jointly maintained by all residents (seven households in total).
LOCAL AUTHORITY	Bradford MDC
COUNCIL TAX	Band F
EPC RATING	TBC
ELECTRICTY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains (Yorkshire Water)
SEWERAGE	Communal septic tank, with annual service charge of £70 per month
HEATING	Gas and electric central heating (British Gas)
BROADBAND	Connected (BT wireless)
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

Location

Situated on Halifax Road in Cross Roads, the property occupies a convenient position on the edge of the Worth Valley, with access to the surrounding countryside and the nearby communities of Haworth, Oakworth, and Cullingworth.

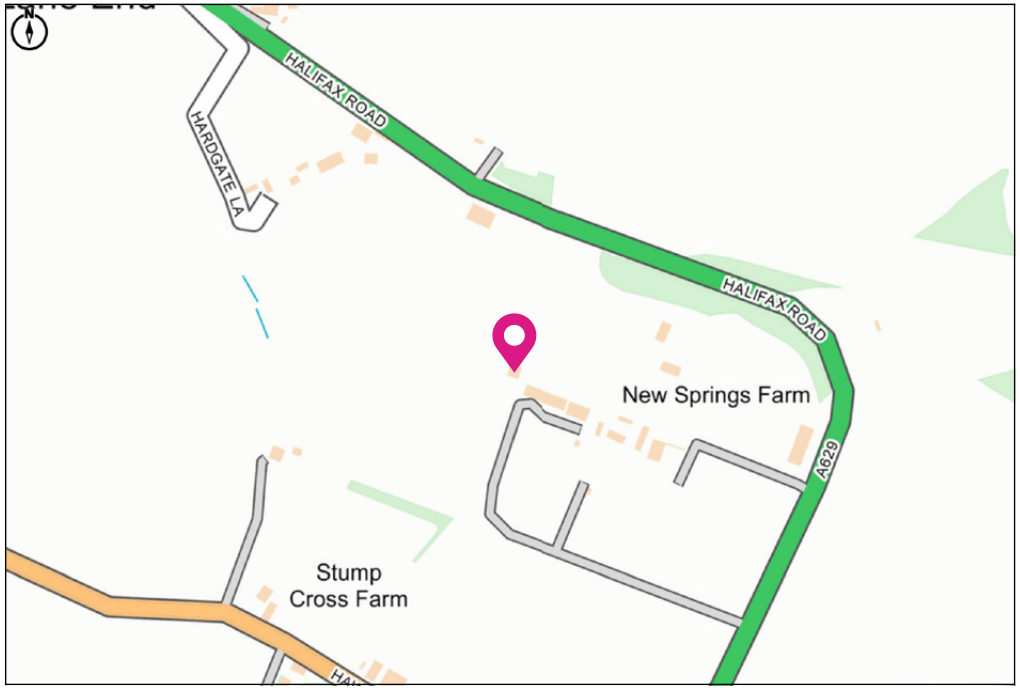
Cross Roads offers local shops and everyday amenities, while the neighbouring village of Haworth is renowned for its Brontë heritage, independent shops, traditional pubs, and cafés. The surrounding Worth Valley provides opportunities for walking and exploring the landscape, with a network of footpaths and bridleways extending into the countryside.

For commuters, Keighley provides a railway station on the Airedale Line, with services towards Bingley, Shipley, Bradford, and Leeds. Local bus services also connect Cross Roads with Keighley, Halifax, Hebden Bridge, and surrounding villages. The A629 provides road links across West Yorkshire.

Families have a choice of nearby schools, including Lees Primary School and secondary options such as Beckfoot Oakbank and Parkside School, subject to individual admissions arrangements.

The location offers a balance of rural outlook and practical accessibility, allowing residents to enjoy the space and scenery of the surrounding landscape while remaining within reach of established local centres and transport connections.

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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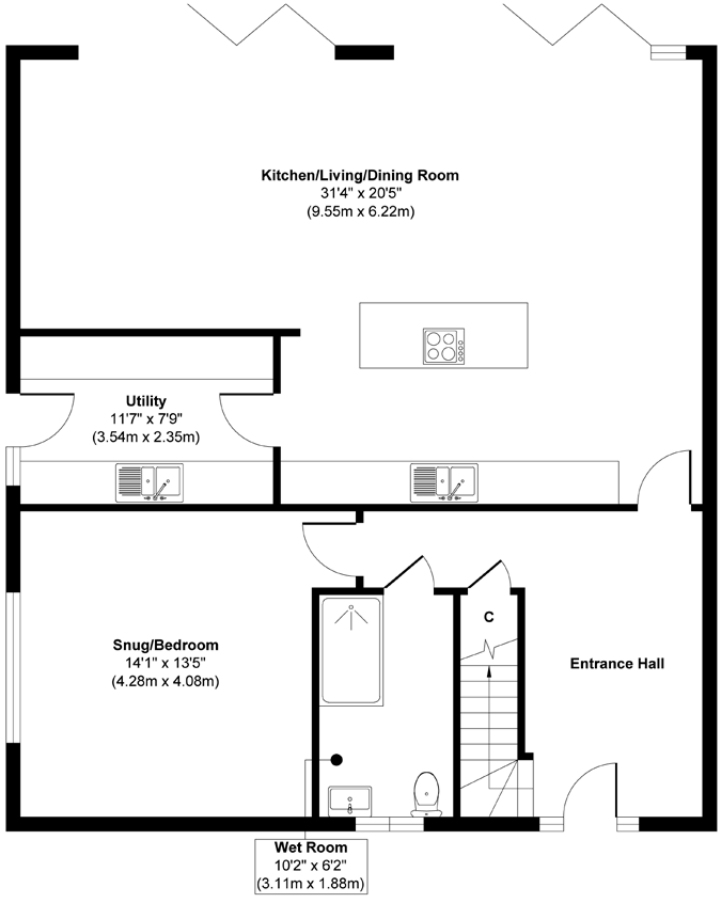
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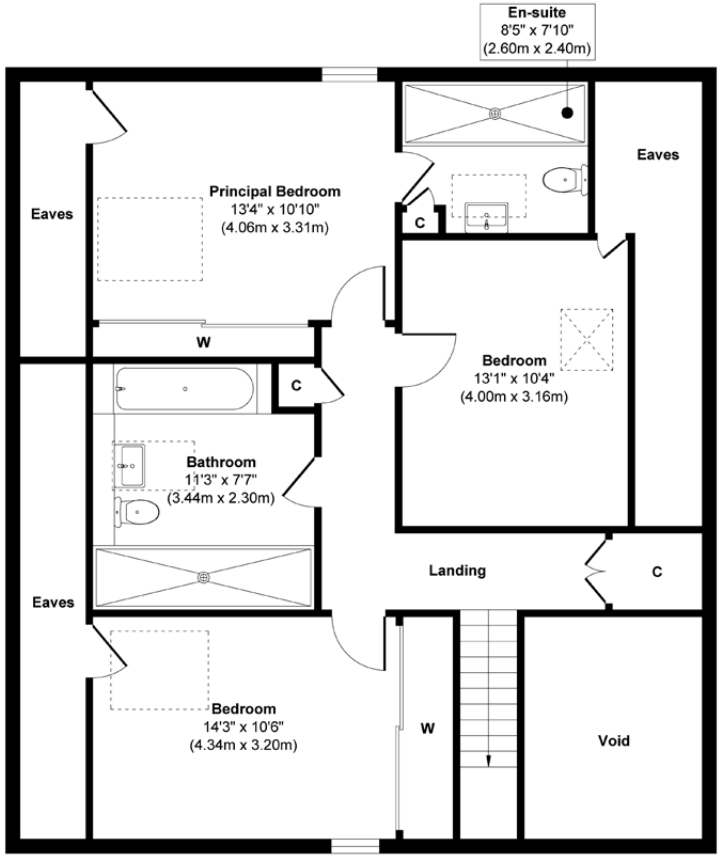
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Floor plans

Ground floor



First floor



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Total approximate floor area: **1,888 sqft (175.51m²)**	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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