Moor Edge, Long Lee Lane, Keighley, BD21 4RS

Asking Price £359,950

- NO UPPER CHAIN
- AMPLE OFF-ROAD PARKING
- EXTENSIVE GARDENS
- HUGE POTENTIAL FOR ENHANCEMENT
- FUTURE DEVELOPMENT POTENTIAL
- FOUR BED DETACHED PROPERTY
- SINGLE GARAGE
- SHOWER ROOMS TO BOTH FLOORS
- IDEAL FAMILY HOME
- SECLUDED & PEACEFUL SETTING

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A rare and exciting opportunity has arisen to acquire this substantial stone-built, four-bedroom detached family home. For the right buyer this represents an exceptional opportunity to create a truly individual home in a wonderfully secluded and sought-after setting.

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Council Tax Band: E

PROPERTY DETAILS

A rare and exciting opportunity has arisen to acquire this substantial stone-built, four-bedroom detached family home, privately positioned at the end of a private lane on the edge of woodland, with the rear of the property adjoining open fields.

Having been in the same family ownership for approximately 40 years, the property now requires a comprehensive programme of renovation and modernisation. For the right buyer, however, this represents an exceptional opportunity to create a truly individual home in a wonderfully secluded and sought-after setting. The property combines generous accommodation, extensive gardens, excellent parking and a large garage, together with the potential to significantly enhance and remodel the existing accommodation.

Of particular interest to prospective purchasers, there was previously planning permission for a detached three-bedroom dwelling within the garden, under planning application 07/03650/FUL. This permission has now lapsed, and any future development would, of course, be subject to the necessary planning consents and cannot be guaranteed. The owners also purchased an additional parcel of land beyond the double gates with the intention of providing a garage for the proposed dwelling.

This previous planning history may be of considerable interest to buyers looking for a property with future development potential, subject to obtaining the appropriate permissions. Approached through a private lane just off Long Lee Lane, the property enjoys a peaceful and secluded position surrounded by mature woodland and open countryside.

A garden gate opens onto the front garden and leads to the front porch, providing a welcoming entrance to the house.

The spacious entrance hall features an open staircase rising to the first floor, together with useful understairs storage.

To the left is the sitting room, a generous reception space with a front-facing window, attractive stone fireplace and gas fire. Double doors open into the conservatory, which provides an excellent additional reception area and enjoys views and direct access to the garden.

To the right of the entrance hall is a separate dining room, while beyond this is the breakfast kitchen. The current layout offers considerable scope for reconfiguration, with the potential to create a superb open-plan kitchen/dining/family space, subject to the necessary works and permissions.

The ground floor also benefits from a useful shower room and a rear porch.

The first floor is approached via a split-level landing, with built-in storage cupboards and access to the loft space.

There are four good-sized double bedrooms, offering excellent flexibility for a growing family, guests, home working or hobby space, together with the family bathroom.

The generous room proportions and traditional layout provide an excellent blank canvas for a buyer wishing to modernise and create a contemporary family home while retaining the character and charm of the original property.

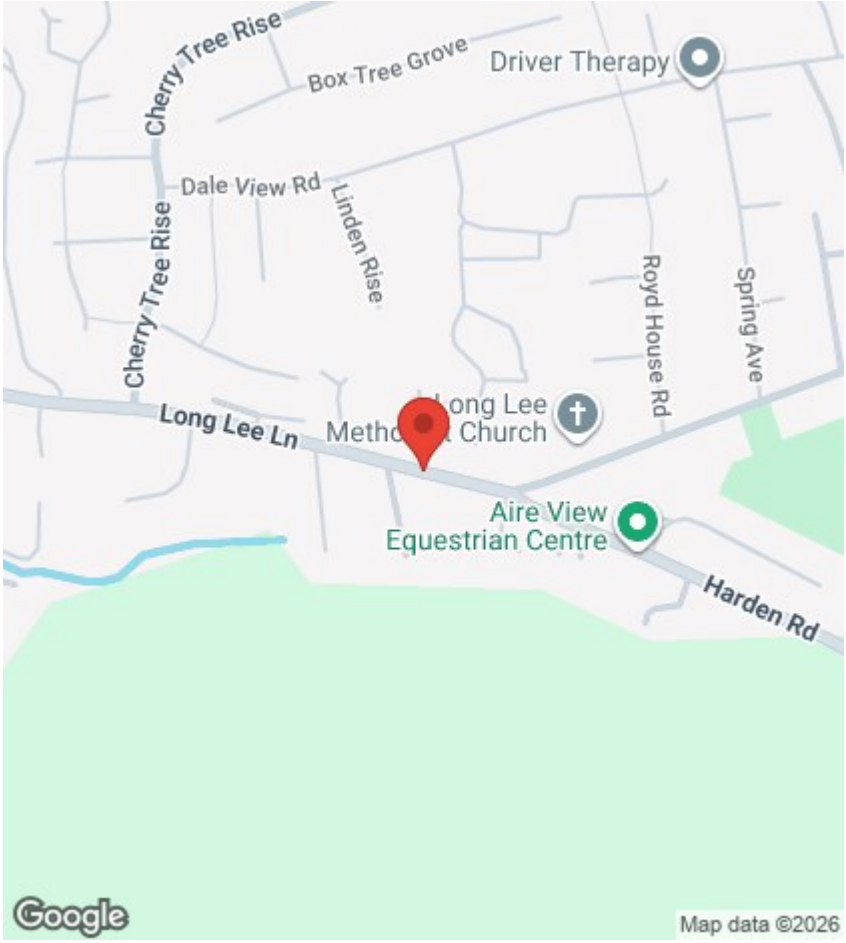
The grounds are a particularly attractive feature of the property.
A private driveway leads from the lane to the house, providing a high degree of privacy and seclusion. There is a large single garage together with ample parking for several vehicles.
The mature front garden is complemented by a substantial side garden, which directly adjoins open fields and provides a wonderful sense of space and privacy. To the rear is a further seating area and garden, making the outside space ideal for entertaining, gardening or simply enjoying the peaceful surroundings.
Beyond the double gates is the additional parcel of land acquired with the intention of creating a garage for the previously proposed dwelling.

Long Lee is an established and attractive area offering a blend of woodland, open countryside and residential surroundings, while remaining conveniently positioned for access to the wider area. The setting is particularly appealing to those seeking a quieter lifestyle without being completely removed from local amenities and transport links.

The combination of countryside surroundings, mature woodland and nearby residential amenities makes this an appealing location for families and buyers looking to create a substantial home in a peaceful environment.

For someone prepared to take on a project, this could be transformed into a beautiful and individual family home, while the previous planning history adds an additional dimension of potential for the future.

Properties offering this combination of privacy, land, accommodation and potential rarely come to the market. An early viewing is strongly recommended.

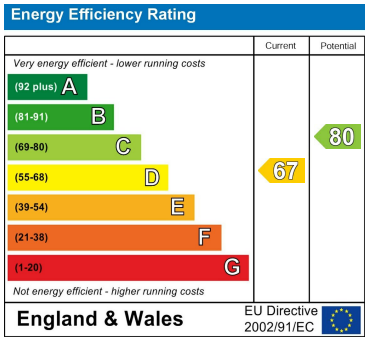


Viewings

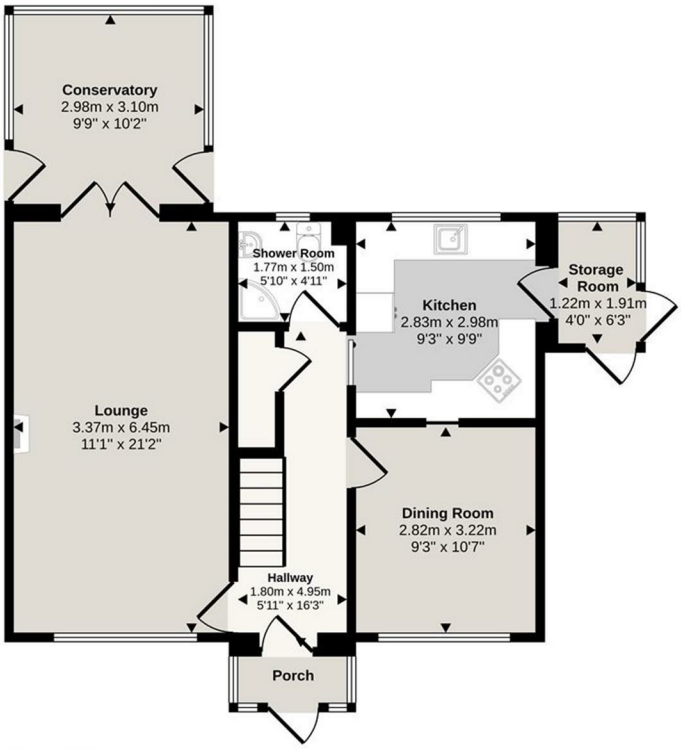
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

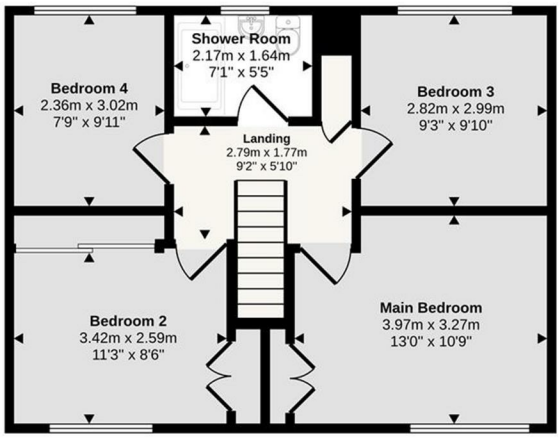
D



Approx Gross Internal Area
121 sq m / 1306 sq ft



Ground Floor
Approx 68 sq m / 731 sq ft



First Floor
Approx 53 sq m / 574 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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