



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

AN IMMACULATELY PRESENTED 4 BEDROOMED FAMILY HOME FULL OF CHARM & CHARACTER WITH 3 RECEPTION ROOMS, 4 BATHROOMS, A LARGE GARAGE, PRIVATE PARKING AND STUNNING GARDENS LOCATED IN AN ENVIABLE SEMI-RURAL LOCATION



**STONEHAEFEN
PARK LANE
COWLING**

Surrounded by open fields & countryside with stunning panoramic views, this exceptionally well presented 4 Bedroomed family home exudes quality and offers versatile living space extending to approximately 3000 sq ft, with the majority of the ground floor served by underfloor heating.

The accommodation comprises: a large integrated Dining Kitchen, 3 Reception Rooms, a Wet Room, a Home Office or Garden Room and a Boot Room, being complemented by 4 generous Bedrooms (with an En-Suite & walk in wardrobe to the master), a second En-Suite, a mezzanine off Bedroom 4 (ideal for a teenager and also giving access to 2 attic rooms which offer further potential) and a luxury 4-piece House Bathroom.

PRICE: £795,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Externally well established zonal grounds offer a variety of uses including **formal gardens, a choice of sitting out areas and a vegetable plot.** A driveway also **provides parking for several cars and gives access to a large Garage.**

The property stands in a delightful location close to the Yorkshire/Lancashire border surrounded by open fields but within only a couple of minutes' drive of the **well respected village of Cowling; ideally suited to those seeking the true pleasures of semi-rural living** but also practically located for those who commute to work, having **excellent links to Manchester via the M65, with Leeds also within less than an hour's drive.**

TO THE GROUND FLOOR

Composite entrance door to:

PORCH: with flagged floor, 2 wall light points and internal oak door to the kitchen.

BOOT ROOM & CLOAKROOM: 14'11" x 8'4" (inclusive of cloakroom) with stone flagged floor, oil boiler & pressurised hot water cylinder, coat hooks, boot shelves, external composite door, windows to 2 sides.

CLOAKROOM: with low suite w.c, wash hand basin, flagged floor and window with lovely views.

DINING KITCHEN: 26'2" x 14'6" (a superb light & airy room with windows to 2 sides and fabulous views over open countryside) comprising range of wall and base units with Silestone working surfaces over, high quality Siemens appliances including electric oven, microwave oven, dishwasher, large induction hob with concealed extractor hood over, sink unit, integrated full height fridge, deep pan drawers, tiled floor, 2 electric Velux windows, glazed doors with views over the garden and **DINING AREA** with wall TV point.



SITTING ROOM: 14'10" x 14'3" with stone flagged floor, solid fuel stove recessed to feature stone fireplace, 2 windows to the front with fabulous long distance views, exposed stonework and access to the cellar.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



LIVING ROOM: 15'0" x 12'7" with solid fuel stove recessed to chimney breast, exposed beams, herringbone oak effect flooring and 3 wall light points.



INNER HALLWAY: with staircase to the first floor, matching herringbone flooring and access to garage.

LIBRARY / SNUG: 15'0" x 11'4" with matching flooring, exposed beams & stonework and views over the garden.

WET ROOM: 10'11" x 6'8" with rainfall shower head and hand held attachment in part wood effect tiled walls, low suite w.c with concealed cistern, wash hand basin, chrome ladder towel rail, extractor fan and window with views



GARAGE: 25'8" x 11'7" with 2 large timber doors and **UTILITY AREA** with washer & dryer plumbing.

OFFICE / GARDEN ROOM: 12'9" x 12'7" with herringbone oak effect flooring, decorative panelled walls, 2 windows and external door to the garden.

CELLAR: 14'10" x 9'10" barrel vaulted with stone flagged floor, stone bar area and stone bank, window and power & light.

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TO THE FIRST FLOOR

LANDING: with spindled balustrade and deep store cupboard.

MASTER BEDROOM SUITE: 17'5" x 11'4" with herringbone effect flooring and 2 windows with views over the garden towards open countryside.

EN-SUITE: 10'6" x 7'1" (max) with matching flooring, freestanding bath with swan neck tap & hand held attachment, low suite w.c with concealed cistern, wash hand basin, illuminated wall mirror, extractor fan and towel radiator.

WALK IN WARDROBE: 11'6" x 6'1" with range of fitted wardrobes and hanging rails, matching flooring.



BEDROOM 2: 14'1" x 11'3" with fitted wardrobe and 2 windows with superb long distance views.

EN-SUITE WET ROOM: 8'2" x 5'3" (max) with walk-in shower area with rainfall head, low suite w.c with concealed cistern, wash hand basin, electric towel rail, extractor fan, tiled walls and illuminated wall mirror.



BEDROOM 3: 14'11" x 12'7" with 2 windows to the rear with views.

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BEDROOM 4: 18'5" x 11'6" with staircase to raised **MEZZANINE:** 11'5" x 7'9" with glass balustrade, Velux windows, herringbone oak effect flooring and door to **LOFT** storage area offering further scope for conversion.



LOFT STORAGE AREA 1: 11'11" x 11'0" with 2 Velux windows and part boarded floor.

LOFT STORAGE AREA 2: 14'10" x 11'7" ideal for further conversion or excellent storage with part boarded floor.

LUXURY 4 PIECE BATHROOM: 12'0" x 8'11" with underfloor heating comprising large walk-in shower enclosure with rainfall head & hand held attachment, freestanding bath with swan neck tap, low suite w.c with concealed cistern, wash hand basin, chrome ladder towel rail, extractor fan, vinyl tiled floor and illuminated wall mirror.



TO THE OUTSIDE

There is parking for multiple vehicles and a campervan / motorhome in the courtyard to the front.

The standout rear garden comprises a large shaped lawn with low maintenance borders with established planting and a pebbled seating area; the whole having high stone wall boundaries.

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There is a further gravelled & sheltered seating area beyond the main garden which leads to the vegetable garden with raised beds, a potting shed and flagged pathways. A large border offers further vegetable planting space.

A small sheltered seating area is accessed from the office and there is a flagged patio off the house with an area of composite decking by the kitchen, having a sheltered canopy.

The whole property borders open countryside with lovely, elevated long distance views.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band E.

SERVICES: Mains electricity is connected. Water is from a borehole shared with 2 neighbouring properties. There is a shared septic tank with the adjoining property and heating is oil fired. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD22 0NL

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

PRICE: £795,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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