



EARNSHAW ESTATES
your local agents

Oaklands, Turnshaw Road, Kirkburton, HD8

Offers In Region Of £650,000

5 5 2



TUCKED AWAY AT THE END OF A PRIVATE TREE-LINED LANE IN ONE OF KIRKBURTON'S MOST SOUGHT-AFTER LOCATIONS, THIS EXCEPTIONAL FIVE BEDROOM DETACHED STONE RESIDENCE SITS WITHIN BEAUTIFULLY MATURE GROUNDS AND IS BURSTING WITH CHARACTER, HISTORY AND CHARM DATING BACK TO THE 19TH CENTURY. A RARE OPPORTUNITY TO ACQUIRE A TRULY SPECIAL FAMILY HOME WITH GENEROUS GARDENS, AMPLE PARKING AND STUNNING SURROUNDINGS.

Set well back from the road behind private gates, the property enjoys a tucked-away position offering peace, privacy and seclusion, yet remains conveniently located within walking distance of both first and middle schools, Kirkburton village, amenities and commuter links. Surrounded by mature woodland and established gardens, this is a truly special setting that combines the charm of country living with everyday practicality.

A truly impressive approach sets the tone for the home, with a sweeping shared driveway meandering through mature woodland and beneath a beautiful canopy of established trees. This picturesque entrance provides a wonderful sense of privacy and exclusivity before leading to the property's own private gated driveway, creating an exceptional arrival experience rarely found.

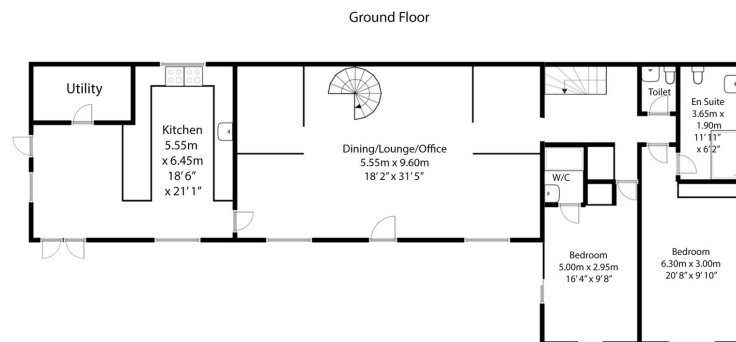
GROUND FLOOR

Dining Hall / Family Living Space

Without doubt one of the most captivating areas of the home, this remarkable open-plan dining and family living space forms the true heart of the property and beautifully showcases its rich history dating back to the late 19th century. Formerly the original stables, the room retains an abundance of authentic character including the original stable gate posts and partitions, beautiful original brick flooring, exposed beams and an impressive double-height ceiling, all combining to create an atmosphere unlike any other.

Designed for both everyday family life and entertaining, the space comfortably accommodates a large dining table whilst providing several versatile seating areas to relax and unwind. A striking





All Measurements are approximate and
are for display purposes only.
No Liability is accepted by the
Agency as to the exact Measurements
of the rooms

- BEAUTIFULLY PRESENTED STONE-BUILT DETACHED FAMILY
- FIVE BEDROOMS, THREE WITH EN-SUITES
- BEAUTIFUL MATURE GARDENS
- WEALTH OF CHARACTER
- EXCELLENT SPACE
- PRIVATE GATED ENTRANCE
- THREE SPACIOUS RECEPTION ROOMS
- GENEROUS PLOT
- SOLAR PANELS
- AMPLE OFF-ROAD PARKING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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