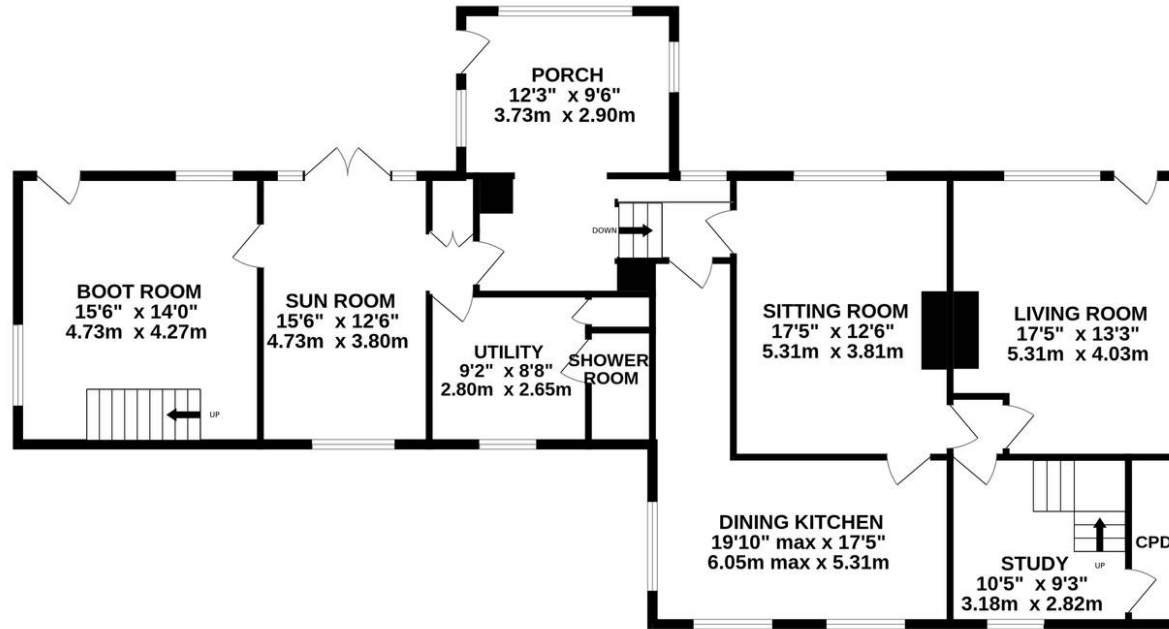




**Myrtle Grove Farm Baldwin Lane, Queensbury**  
Bradford

Offers in Region of **£1,100,000**

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Myrtle Grove Farm Baldwin Lane

Queensbury, Bradford

Myrtle Grove Farm: Grade II listed 4-bed farmhouse on 17 acres of fenced land with open views. Potential to extend in barn. Includes outbuildings, double garage, and ample parking. Oil heating, double glazing, and septic tank. Kitchen, 3 receptions, 1 bathroom, and various farm amenities.

Council Tax band: E

- Grade 2 listed farmhouse and integral barn
- Stunning open views
- 5 open barns



## Ground Floor

### Entrance Porch

12' 3" x 9' 6" (3.73m x 2.90m)

This has stone mullioned sealed unit double glazed windows to the front and side elevation and a further arched window to the opposite side elevation all of which provide this area with natural light, there is a pitched ceiling with oak beams, two wall light points, entrance door and a stone flagged floor with wide doorway giving access to the entrance hall.

### Entrance Hall

With stone flagged floor, sealed unit double glazed mullioned window, exposed stone work, delft rack, two wall light points and central heating radiator. From the hallway access can be gained to the following..-

### Sun Room

15' 6" x 12' 6" (4.72m x 3.81m)

This has sealed unit double glazed windows with central French doors looking out over the court yard to the front whilst to the rear there is a timber sealed unit double glazed window enjoying a lovely aspect across open fields. There are inset LED down lighters, ceiling coving, tiled floor, central heating radiator and fitted drinks cabinet with overlying oak worktop and shelving with LED down lighter. To one side a door gives access to the utility room.

### Utility Room

9' 2" x 8' 8" (2.79m x 2.64m)

With sealed unit double glazed window looking out across open fields, there is a ceiling light point and a range of shaker style base and wall cupboards, these are complimented by overlying oak work tops, there is a cupboard housing a Warmflow oil fired central heating boiler, plumbing for washing machine and space for tumble dryer and to one side a door gives access to a downstairs shower room.

### Shower Room

7' 3" x 3' 9" (2.21m x 1.14m)

With a wall light, floor to ceiling tiled walls, extractor



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## GARDEN

Immediately to the front of the sitting room and living room there is a stone flagged patio which is bordered by a dry stone wall adjacent to this there is a lawn which continues above the dry stone wall and down the side of the property, there is a dry stone wall border together with a conifer border, feature stone table and seating area and a further stone flagged patio to the gable, there are also planted trees, flowers and shrubs.

## GARAGE

Single Garage

The property is approached through an electric gate onto a long sweeping tarmac driveway which ultimately leads to a seven bar metal gate which opens onto an extensive concrete parking area providing off road parking for a number of vehicles as well as giving access to a large garage. Garage is 27'3" by 22'6" and has an electric sectional door, power and light.







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## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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