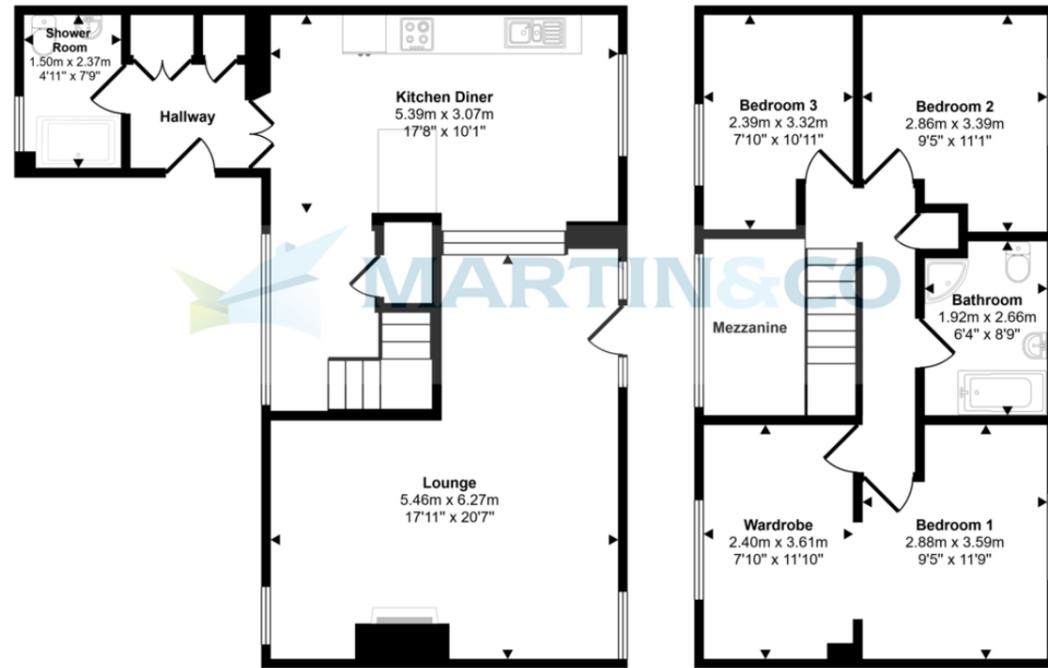




Approx Gross Internal Area
113 sq m / 1213 sq ft



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.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Back Shaw Farm, Back Shaw Lane, BD21

£450,000 Freehold

Four Bedroom Barn Conversion

Martin & Co Keighley
4 North Street • • Keighley • BD21 3SE
T: 01535 669588 • E: keighley@martinco.com

01535 669588
<http://www.martinco.com>



**Back Shaw Farm
Hainworth
BD21**

Key features:

- Grade II Listed Barn Conversion
- Gas Oil Central Heating
- Perfect Family Home
- Stunning Far Reaching Views
- Large Garden Land To Rear
- Ample Parking
- Two Bathrooms
- Underfloor Heating Downstairs
- Characterful Features
- Council Tax Band: D



Why you'll like it

This Grade II listed three/four-bedroom barn conversion is for sale in a rural spot on the outskirts of Keighley, offering character features throughout and far-reaching countryside views.

Inside, an entrance vestibule leads into an open-plan living, kitchen and dining space designed for everyday family life. The reception area features oak flooring, underfloor heating and a fireplace, creating a comfortable focal point, while doors open directly onto the garden, giving an easy indoor-outdoor flow. The open-plan kitchen benefits from excellent natural light, built-in pantries, a self-cleaning oven and an induction hob, with underfloor heating continuing through the space.

There are four double bedrooms in total. Bedroom one enjoys far-reaching views and a dressing, which has been bedroom four previously, offering flexibility for buyers who might prefer an additional bedroom or to retain it as a dedicated storage and dressing area. Bedroom two also has lovely open views, and bedroom three provides a further double room. Storage has been carefully considered, with ample built-in options throughout.

The property has two bathrooms: a modern ground-floor shower room with a walk-in shower, and a further bathroom upstairs with shower cubicle, bath and Velux window, bringing in ample natural light.

Externally, there is a drive and garden to the front, as well as a large garden and land to the rear. The rural position provides open vistas and direct access to local walking routes, appealing to those who appreciate time outdoors and a quieter setting.

Keighley town centre is within driving distance, offering supermarkets, shops and cafés. The wider area is known as a gateway to the Yorkshire Dales, with popular destinations such as Haworth and the Worth Valley reachable by car. Keighley railway station provides services to Leeds and Bradford; journeys to Leeds typically take around 40–45 minutes and to Bradford around 25–30 minutes, offering workable commuting options while still enjoying a rural home setting.

This stunning barn conversion home is particularly suited to families seeking a characterful property with open-plan living, good bedroom sizes, generous gardens and parking. The combination of rural location, walking routes, far-reaching views and access to town amenities makes it a practical and appealing home to consider.

PLEASE NOTE The property is serviced by

- Natural Spring Water
- Gas Oil Central heating
- Septic tank which is shared with two other neighbours

