

- Rural
- Residential
- Commercial
- Planning

FOR SALE

A rare opportunity to purchase a character property with the benefit of land, large gardens and stabling all extending to approximately 2.3 acres set in an enviable location with panoramic views across the Worth Valley, all at a realistic figure.

The property comprises an extended three bedrooomed mid-terraced cottage together with Sitting Room, Dining Room and Utility Room, set within its own gardens yet also benefitting from a paddock, stabling and ample parking.

GUIDE PRICE: £265,000



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**4 Higher Row
Hainworth Shaw
Keighley
BD21 5QT**



Location

Situated at Hainworth Shaw, in an elevated position with panoramic views over the Worth Valley. The nearby villages of Long Lee and Cullingworth offer a good range of local facilities with Keighley town centre being approximately 2 miles distance and enjoying road and rail links to major towns together with the usual facilities and amenities expected of a larger town.



Description

The property offers a character extended three bedroomed mid-terraced cottage with modern kitchen and bathroom fittings and enjoying outstanding views particularly to the rear. The Cottage would appeal to those with hobby farming or equestrian interests or for a lifestyle change at a realistic price level.

The combination of a character cottage, large gardens, ample parking and a paddock all extending to 2.3 acres or thereabouts and stabling must appeal to those requiring a country lifestyle yet readily accessible.



Accommodation

Ground Floor:

Open Storm Porch:

Sitting Room: with stone fireplace, oak mantle, stone hearth and multi-fuel stove, beamed ceiling, radiator, oak flooring and wall light point

Kitchen: with range of modern base and wall units, laminate worktops, inset stainless steel bowl and separate drainer, tiled splash backs, integrated dishwasher and fridge, tiled floor, Stoves range cooker with seven ring LPG gas hob, Kickspace heater, Pantry.



Dining Room: with radiator, paved floor with underfloor heating and uPVC double doors to balcony.

Utility Room: with base units, laminate worktops, stainless steel sink unit, washer, plumbing and radiator.

Bathroom: with three piece suite comprising WC, wash basin and bath with shower attachment, separate tiled shower cubicle and extractor, wall radiator.

First Floor:

Landing: with cylinder cupboard and immersion heater fitted.

Bedroom 1: with radiator, laminate flooring, vanity unit, range of fitted wardrobes, beamed ceiling and built in cupboard.

Bedroom 2: with two radiators, laminate flooring, views to rear.

Bedroom 3: with radiator and laminate flooring, views to rear.



Outside: To the front of the property there is an attractive paved and pebbled garden area with shrub planting. To the rear there is a large lawned garden with paved patio, shrubs and borders, greenhouse. At the gable end of the row there is a large parking area for several vehicles together with separate access into the field which all extends to approximately 2.3 acres or thereabouts and incorporates seven stables and three store places accessed by separate gateway.

Services

We understand the property has mains electricity and water. Drainage is to a shared septic tank. There is a spring water supply to the stables. The solid fuel stove in the Sitting Room provides domestic hot water and central heating with under floor heating to the Dining Room. Mains gas is not available but LPG gas is installed.

None of the services have been tested.

Tenure

We understand the property is freehold with vacant possession upon completion.

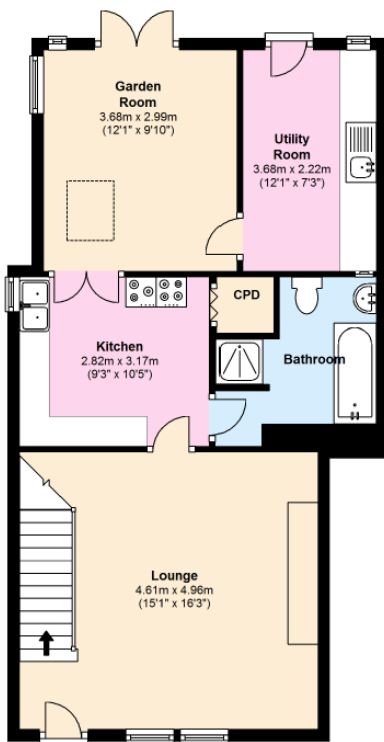
Directions

From Keighley town centre head towards Long Lee and Harden up Park Lane before turning right into Glen Lee Lane. After the dip continue up the hill onto Shaw Lane leading towards The Guide Public House. The hamlet of Hainworth Shaw is approximately 1/4 mile after the "S" bend and the property is located in the middle of the terrace on the right hand side. A for sale board will be erected.

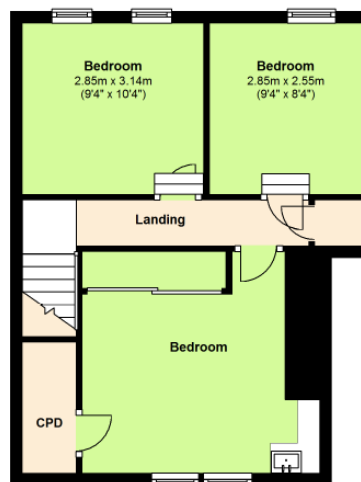
Viewing Arrangements

Strictly by appointment only with the Sole Agents, Windle Beech Winthrop. Please contact Jeff Crabtree, Michael Beech or Victoria Bailey on

Ground Floor
Approx. 60.1 sq. metres (646.9 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.0 sq. feet)



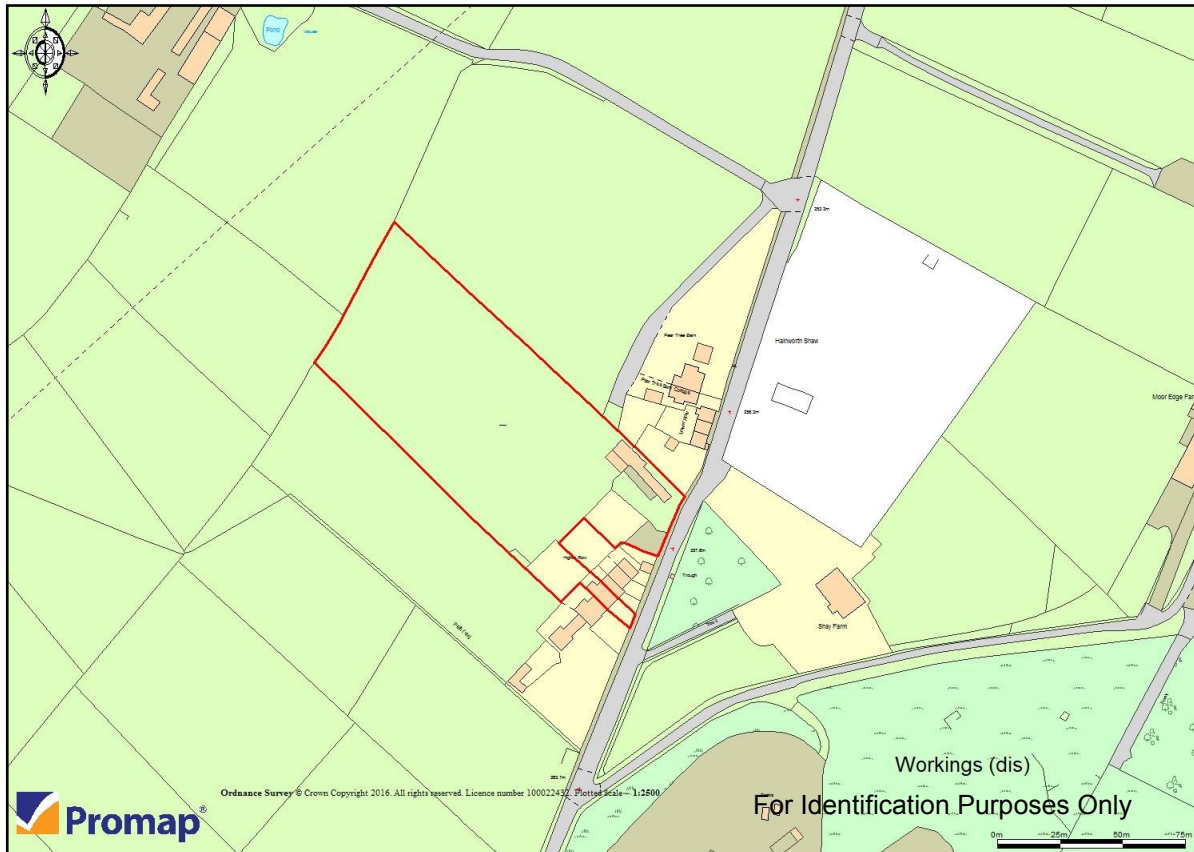
Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			

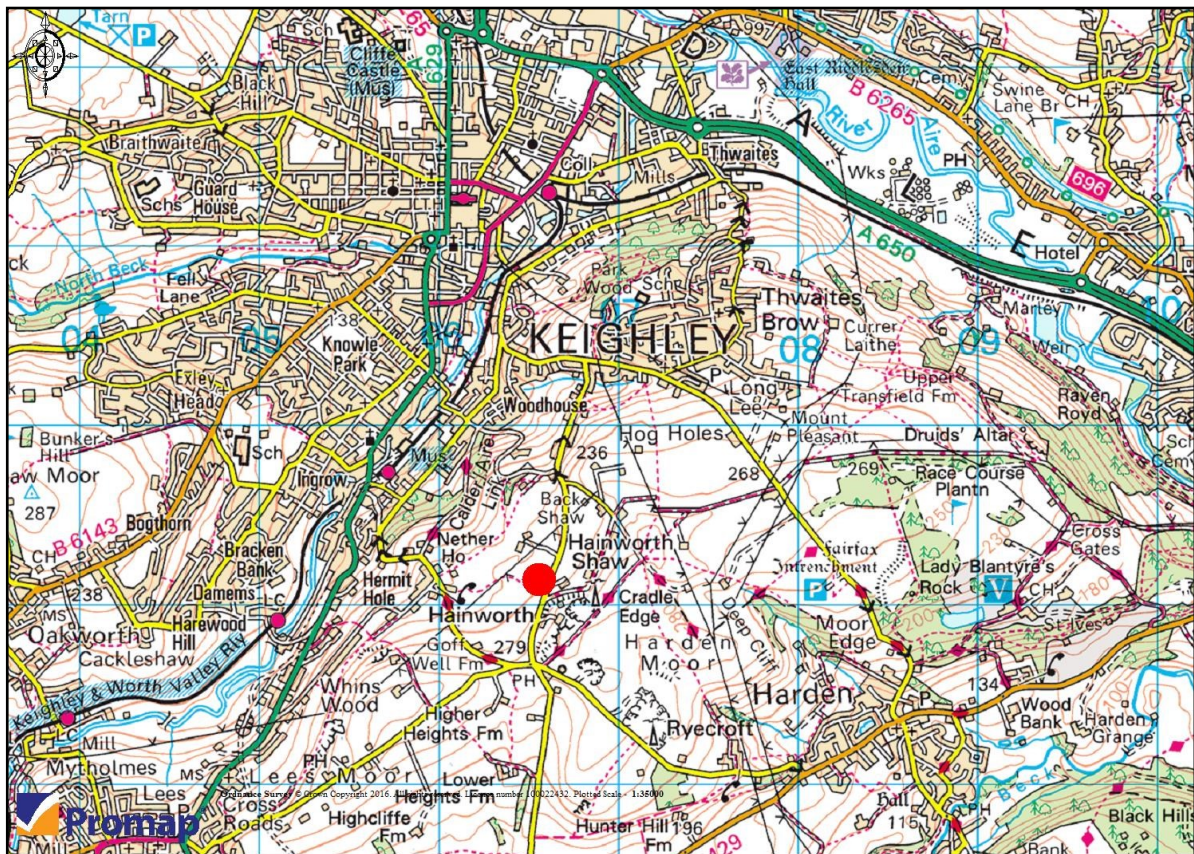
The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

SITE PLAN



LOCATION PLAN



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