Low House Farm is a beautifully presented, 5 bedroom barn conversion, offering deceptively spacious accommodation and approximately 1.69 acres of land. The house is one of just three properties, enjoying a secluded location and set within a private courtyard.

Comprising:- entrance vestibule, hallway, W.C, lounge, kitchen, dining area, sitting room, mistal/utility-potential for further living accommodation, master bedroom, en suite bathroom, bedroom two, bedroom three, bedroom four, bedroom five and house bathroom.

Externally a cobbled courtyard leads to parking in front of the property. An additional area is located across the neighbours land, which could be used as parking or to build a garage, subject to gaining the relevant planning permissions.

THE ACCOMMODATION COMPRIS ES

GROUND FLOOR
Entrance Vestibule
Hallway
W.C
Lounge
Kitchen
Dining Room
Sitting Room
Mistal/Utility

FIRST FLOOR
Split Level Landing
Master Bedroom
En Suite Bathroom
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five
House Bathroom

DISTANCES
Bradford approx 5 miles.
Halifax approx 5 miles.
Leeds approx 16 miles.
Queensbury which is a convenient village location perched on a high vantage point above Halifax and Thornton, with views over the hills of Brontë Country and the Yorkshire Dales to the north and north west. Queensbury is most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office.

GENERAL INFORMATION
A solid timber door leads through to the entrance vestibule, further doors with an exposed stone surround lead through into the hallway.

The hallway accesses the living accommodation, with a timber spindle balustrade staircase leading to the first floor landing. Stone flagged floor.

The downstairs W.C comprising a toilet and wash basin with storage cupboard underneath. Stone flagged floor.

The spacious living kitchen has a kitchen area with steps leading down to the dining area. The kitchen area benefits from a range of base, drawer and eye level units with granite surfaces. Full length cupboards to one wall. Two stainless steel sinks with mixer tap. The integrated appliances include two ovens, gas hob with extractor above and a dishwasher. Windows overlook the front courtyard. The dining area has French doors leading out to the rear stone flagged garden. Double doors open to the lounge. A door accesses the mistal.

A delightful lounge with French doors leading out to the rear flagged garden. An arched window overlooks the garden and beyond. The central feature being the fireplace with painted beamed mantle and solid fuel burning stove set on a stone hearth. Painted beams to the ceiling. Stone steps lead back through to the hallway.

French doors from the sitting room lead out to the courtyard. A fireplace with beamed mantle houses the solid fuel burning stove. Stone flagged floor.

The mistal is currently used for storage but has the potential for many different uses. Two Velux windows to the ceiling. Obscured glazed window to the rear.

To the first floor, a split level landing accesses the bedroom accommodation and house bathroom. All five bedrooms are double rooms. Bedroom three has a feature porthole window which enjoys woodland views to the rear. Bedroom five is currently utilised as a craft room.

The master bedroom is an impressive room with feature arched window with an arched stone surround. The window overlooks the rear paved garden and enjoys woodland views beyond. A walk in wardrobe to one wall. A door leads through to the en suite bathroom. The en suite bathroom comprises, bath, shower cubicle, wash basin and W.C. Part tiled walls and tiled floor. Chrome heated towel rail.

The house bathroom comprises a bath with shower above, wash basin and W.C. Part tiled walls and tiled floor. Heated towel rail.

EXTERNALS
A cobbled courtyard provides parking to the front. To the rear of the property a good sized, enclosed stone flagged paved area. Through the courtyard, a gate accesses the land which totals approximately 1.69 acres. Situated on the land is a small detached barn currently utilised for storage, a hen house, potting shed and children’s tree house.

TENURE
Freehold with vacant possession upon completion.
SERVICES
We understand that the property benefits from mains electricity, water, LPG gas and the drainage is a shared septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

DIRECTIONS TO
From Halifax proceed on the A647 towards Queensbury via Boothtown. Proceed through Ambler Thorne and towards the village of Queensbury. Proceeding through Queensbury, passing Black Dyke Mills on the right. At the traffic lights turn left and proceed straight forward towards Clayton Heights and continue until taking a right hand turn onto Stocks Lane. Continue along Stocks Lane passing the school on the left and continue until taking the right fork following the track until you reach the stone pillars and continue into the courtyard. Low House Farm is the middle property on the left.

For Satellite Navigation- BD13 2RW