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DAVID HILL



## Kirbys House Hewenden Mill Cullingworth BD13 5BP

An exciting redevelopment opportunity comprising part of a former cotton mill believed to date from circa 1790 benefitting from an extant consent for conversion to form a three bedroom dwelling with private parking and a very generous separate garden area with useful container storage. Significant works have already been undertaken with the building now ready for new owners to complete to their own requirements.

Conveniently located in a secluded setting between the popular villages of Cullingworth and Harecroft.

Guide Price £295,000

# Kirbys House   Hewenden Mill   Cullingworth BD13 5BP

• Cullingworth 1 miles • Bingley 4 miles • Skipton 15 miles • Bradford 7 miles • Halifax 9 miles

## Location

Kirbys House enjoys a pleasant setting being part of Hewenden Mill, situated between Cullingworth and Harecroft. The popular village of Cullingworth offers a useful range of amenities including a post office, GP surgery and pharmacy, Co-op mini market, primary and secondary schools, village hall, two pubs, a conservative club, bowling green and cricket club. There is also an antique centre and a garden centre nearby. Cullingworth has good road links to the local business centres and is served by a number of bus routes.

## Description

Kirbys House is part of the old Hewenden Mill range of buildings which have all now been converted to residential use forming a secluded hamlet in the valley adjacent to Hewenden Beck, close to the iconic Cullingworth Viaduct which now forms part of the Great Northern Railway Trail being open to walkers and cyclists.

Full planning permission for the conversion of the building was approved by Bradford Metropolitan Council as part of Application No: 08/03626/COU. Dated 04 September 2008.

Conditions were subsequently discharged under Application No: 08/03626/SUB01. Dated 25 November 2009.

The adjoining units 2 and 3 have now been completed leaving Kirbys House as the final unit to be converted.

A significant amount of work has been undertaken to Kirbys House which include the connection of services, a complete overhaul of the roof, general building works and the construction of the lower ground floor, first floor and roof space floors and the installation of windows and insulation.

Although some timber stud work has been erected and the garage walled out, the building is effectively a ‘blank canvas’ for prospective purchasers to design their own preferred layout.

The approved layout is shown on the floor plan opposite with the accommodation as existing as follows:

### Upper Ground Floor Level

Store	(4.73m Max x 4.47m)
Garage	(5.60m x 4.29m)
Lobby	(2.00m x 5.80m) stairs.
Workshop	(5.36m x 6.52m)

### First Ground Floor Level

Living room space (inc. vestibule)	(6.56m x 11.12m)
Utility	(4.68m Max x 4.55m)

### Roof Space Floor Level

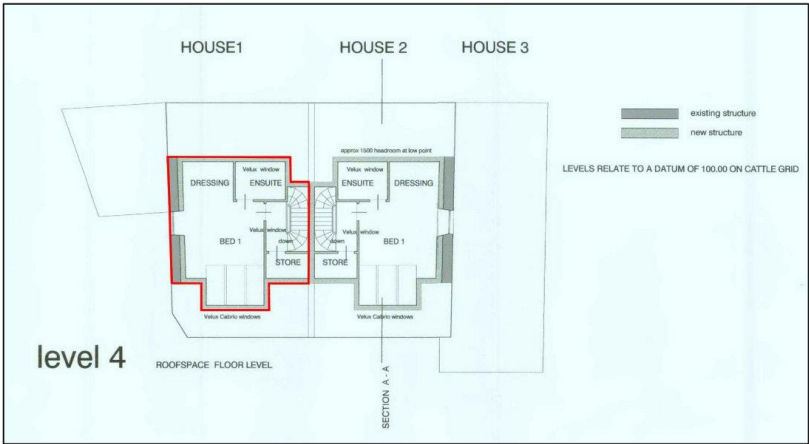
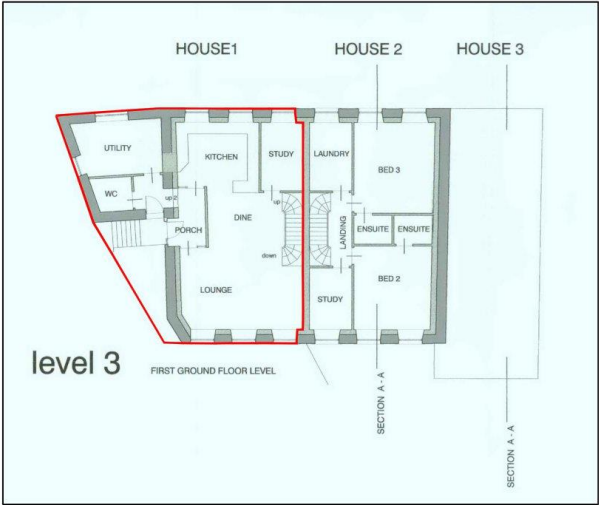
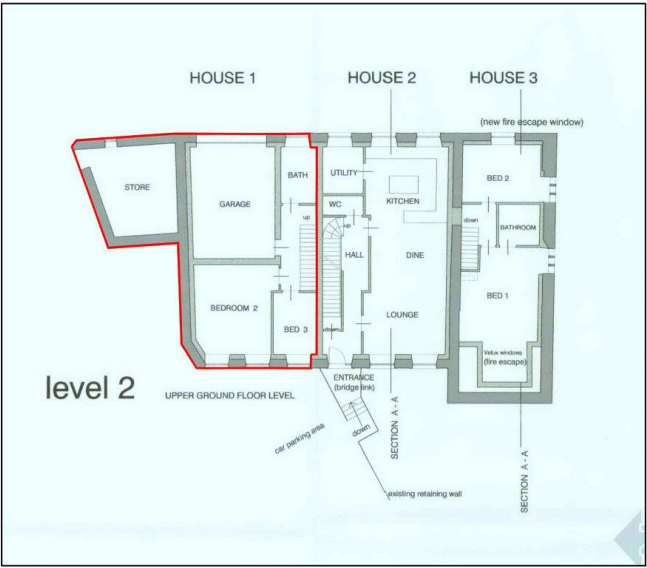
Bedroom/landing	(6.46m x 6.73m)
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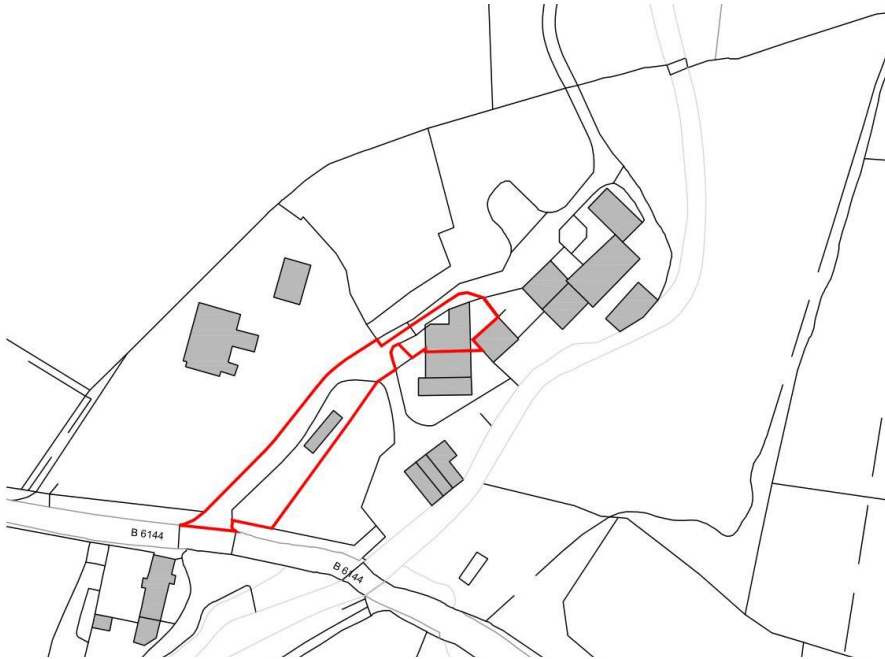
Total approximate gross internal floor area  
(inc. garage): 225m<sup>2</sup> (2422ft<sup>2</sup>)

## Outside

The property includes the ownership of the shared drive extending from the main road, a useful area of parking immediately adjacent to the property and a very generous split level garden plot nearby which currently has a large container providing useful secure storage. The container is already connected to mains water, mains electricity and has provision for data connection so could be converted to a home office, garden room or annexe subject to planning permission.







**Services**

We understand the property is connected to mains water, mains gas and mains electricity (3 Phase). Drainage is to a private package treatment plant system shared with three properties.

**Tenure**

Freehold

**Council Tax**

Band E (Bradford Metropolitan District Council)

**Directions**

Coming from Sandy Lane continue west on Wilsden Road (B6144) to the Ling Bob roundabout on the southerly edge of Wilsden and take the first exit onto Lane Side (B6144). Continue on Lane Side passing through Harecroft and dropping down to the narrow bridge over Hewenden Beck. Having passed over the bridge turn immediately right into Hewenden Mill. Kirbys House is on the right adjacent to the drive. A For Sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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