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DAVID HILL



## **The Barn Broad Head Lane Oakworth BD22 0QN**

An extremely versatile country property comprising a substantial semi detached barn conversion requiring refurbishment but offering generous four bedroom family accommodation, a large established yard with a range of buildings and land extending to approximately 5 acres.

Delightful rural backwater setting with super views yet convenient for access to the larger local business centres.

**Guide Price £598,000**  
NO FORWARD CHAIN

# The Barn Broad Head Lane Oakworth BD22 0QN

• Oakworth 2 miles • Keighley 4 miles • Skipton 10 miles • Colne (M65) 11 miles • Bradford 12 miles

## Location

The property enjoys a rural position off Broad Head Lane about 2 miles west of the village of Oakworth and just 2 miles north west of the village of Haworth. The larger vibrant town of Keighley lies 4 miles to the east offering a wide range of amenities and services including shops, supermarkets, schools and leisure facilities. Keighley train station offers regular services to Bradford, Leeds and Skipton, with access by car to the wider road networks also being relatively convenient.

## Description

This versatile property offers real scope and as such will be of wide appeal, particularly to those requiring outside space and hardstanding for storage or perhaps a low key business, subject to securing any necessary consents. Equally, the property will appeal to those looking for a spacious family house with land perhaps for equestrian or hobby farming purposes or simply to exercise an interest in conservation and enhancing the environment.

The Barn has been converted to provide very generous four bedroom family accommodation which having been a successful long term let in recent years is now ready for modernisation and refurbishment throughout.

The property is entered into a spacious dining/family room with glazed barn arch window providing plenty of natural light. There is a feature stone fireplace with flagged hearth and a staircase leading to the first floor. An inner hall gives access to an extremely generous through living room with feature reproduction beams and boarded ceiling and a feature stone fireplace with alcoves. Across the inner hall from the living room is a good sized breakfast kitchen with a range of gloss finished base and wall units and laminate work surfaces including a separate breakfast bar area. There is a stainless steel sink and drainer, a ceramic four ring electric hob and an electric oven and grill with filter hood over. The 'Ideal' gas boiler is concealed within a kitchen unit. A separate rear lobby with tiled floor gives access to a generous shower room/ utility with shower cubicle, pedestal wash basin, and w.c. There is a range of base units with laminate surface and plumbing for a washing machine.

The former single garage has been subdivided to create a store room with external door and a separate plant room housing the bore hole water equipment and filters.

The first floor central landing gives way to four very generous double bedrooms each enjoying views over the gardens and countryside beyond. Bedroom 1 benefits from a range of fitted wardrobes and an en suite shower room

## Outside

The drive from Broad Head Lane leads down past an open fronted garage/store (4.00m x 5.00m) into a useful yard area bordered by a raised terraced lawn. Adjacent to the yard is a block built building previously used as a garage/ workshop but now requiring repair (11.50m x 8.00m). Adjoining the workshop/garage is a further open fronted store.

Beyond the buildings and accessed separately from Broad Head Lane is an established extensive hard surfaced yard providing very useful open storage space. Beyond the yard is a good block of unmanaged agricultural land extending to approximately 5 acres, perfect for those with equestrian, hobby farming and conservation interests or those wanting a secure private area within which to walk dogs.

## General Notes

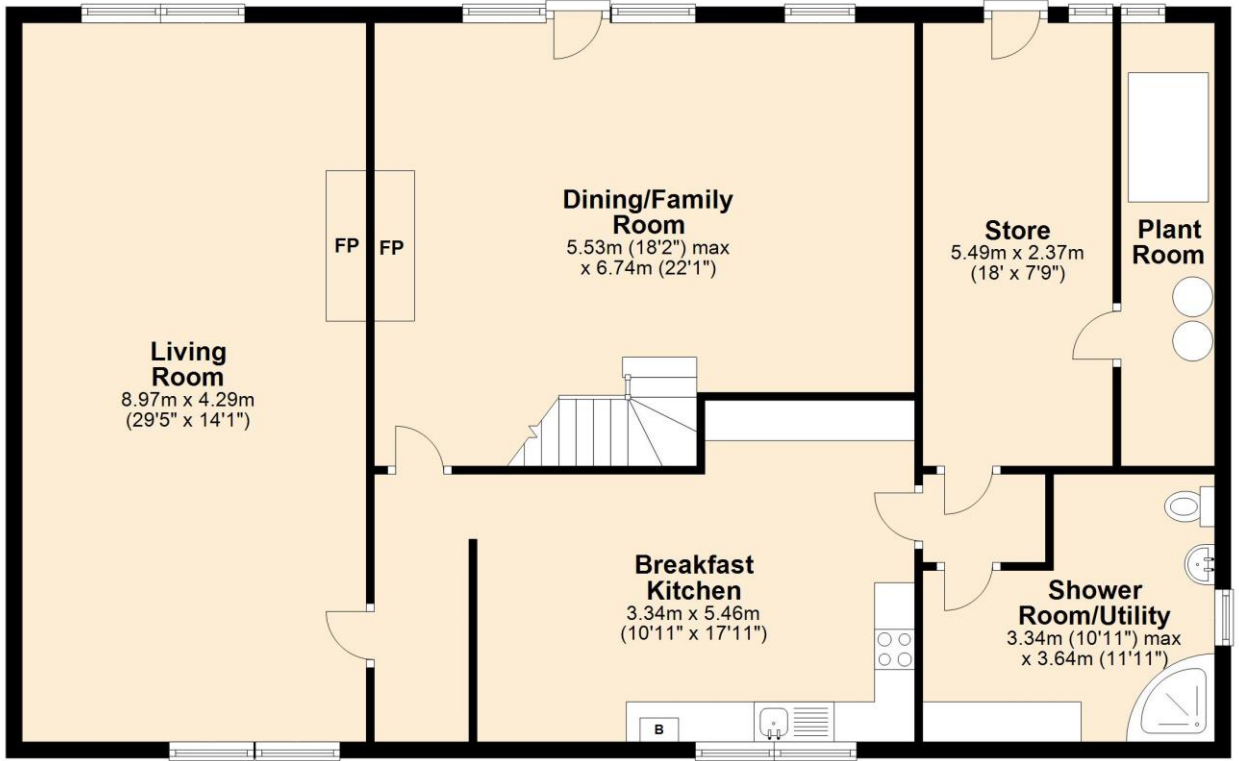
**1.** The purchasers of The Barn will at their expense, erect a new timber post and rail fence between points AB and a timber post and sheep netting fence with a single stand of plain wire between CD. The new boundary CD will include a new 12ft timber field gate. This work will be completed within 4 months of completion of the sale.

**2.** A right of way will be reserved in favour of the adjoining property to enable access of the retained land for agricultural purposes and for the purpose of maintaining, repairing and replacing the shared septic tank and private bore hole. The owners of The Barn will determine the route of the right of way and may vary the route in the future.

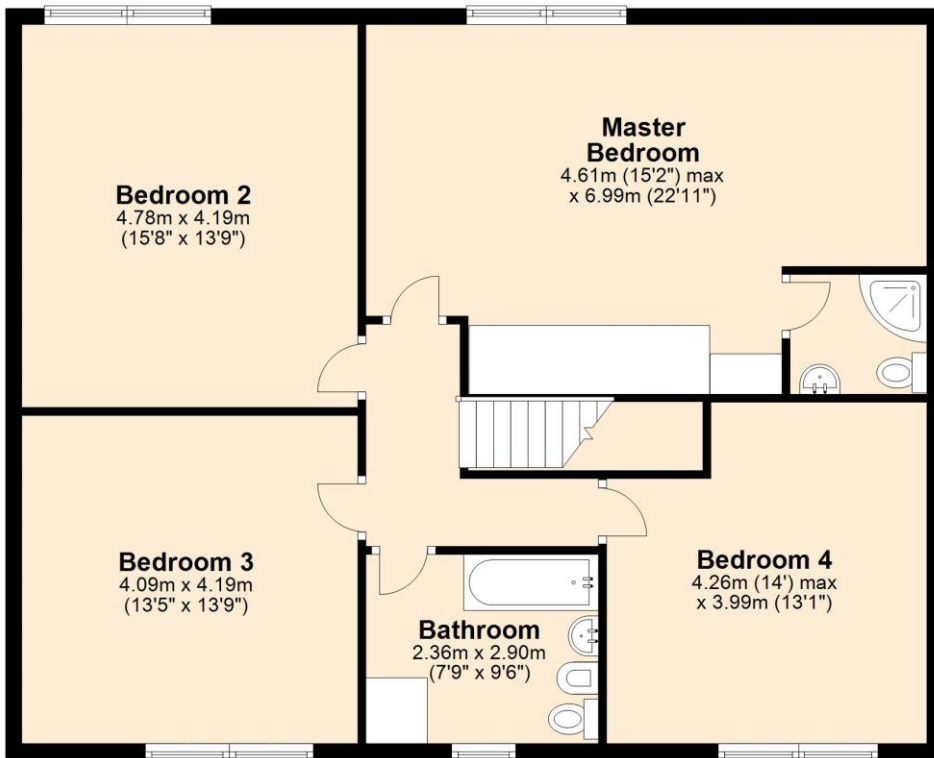




### Ground Floor



### First Floor





### Services

Bore hole water, shared septic tank drainage, mains electricity.  
LPG central heating. uPVC double glazing.

### Energy Rating

E 50

### Tenure

Freehold. Vacant possession on completion.

### Council Tax

Band E (Bradford Metropolitan District Council)

### Directions

From Keighley head south on Oakworth Road (B143) for approximately 0.5 miles and turn right into Fell Lane. Continue on Fell Lane which then becomes Holme House Lane for about 2 miles then turn left onto Mackingstone Lane. Turn right onto Slack Lane and continue onto Green Lane. After about 0.5 miles turn left onto Broad Head Lane where The Barn can be found on the left after about 750 metres. A David Hill for sale sign has been erected.

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

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