



## **The Lodge Small Tail Farm Queensbury BD13 1LY**

A very stylish and contemporary detached property providing beautifully appointed accommodation all on one level with a light and airy open plan layout and a planning application pending to add a further two bedroom extension. There is ample external space for private carparking and the creation of gardens and seating areas. Pleasant semi rural position conveniently located for access to the larger local business centres.

*5.22 acres of land available by separate negotiation*

**Offers over £350,000**



# The Lodge Small Tail Farm Queensbury BD13 1LY

• Queensbury 1.5 miles • Halifax 4.5 miles • Bradford 6 miles • Skipton 18.5 miles • Huddersfield 11.5 miles

## Location

The Lodge lies approximately 1.5 miles north west of Queensbury and 3 miles south west of Thornton. Both villages provide basic amenities including primary schooling, shops, pubs and eateries with Queensbury having in addition a Tesco superstore and a golf course. A comprehensive range of services can be found in the nearby town of Halifax and city of Bradford.

## Description

The Lodge enjoys a private setting on the periphery of a small group of residential properties being accessed from Perseverance Road via a long private drive shared with one other property.

This truly exceptional property was cleverly converted from a modern farm building in 2021 to the highest standard with sustainability at its heart. Features include an air source heat pump, double glazing and underfloor heating creating an efficient home with comparatively low running costs. The house also benefits from an EV charging point and a security system incorporating CCTV with sensor operated external lighting.

This beautiful and stylishly appointed property was originally designed to provide two bedrooms. However, the original layout was altered to provide a larger single bedroom. A planning application will shortly be submitted proposing an extension to the existing property that would provide an additional two bedrooms.

The Lodge is entered into a beautifully appointed kitchen with a comprehensive range of bespoke 'Ryburn' fitted units in shades of complementing grey and a large island unit in ink blue incorporating a breakfast bar area, quartz surface and inset stainless steel sink. There is an electric Aga in heather incorporating a grill and three ovens with an extractor hood over. Integrated dishwasher and a Belfast style sink.

The Italian white marble floor tiles which extend throughout the property lead through to a central living/dining area with a full height bespoke wall unit providing integrated storage and media space. The room is flooded with natural light from the glazed opening and double doors with cleverly integrated plantation style blinds by Thomas Sanderson and also from the glazed double doors adjacent to the dining area. An integral lobby gives access to a generous bedroom with fitted wardrobe and storage unit by 'Ryburn' and access with fitted ladder to the large boarded loft area extending above the bedroom. Adjacent to the bedroom is a luxuriously appointed bathroom with Heritage bathroom suite comprising wash basin on a vanity base unit, large panelled bath, tiled shower with glazed screen and Grohe fittings, w.c, tiled walls and extractor fan.

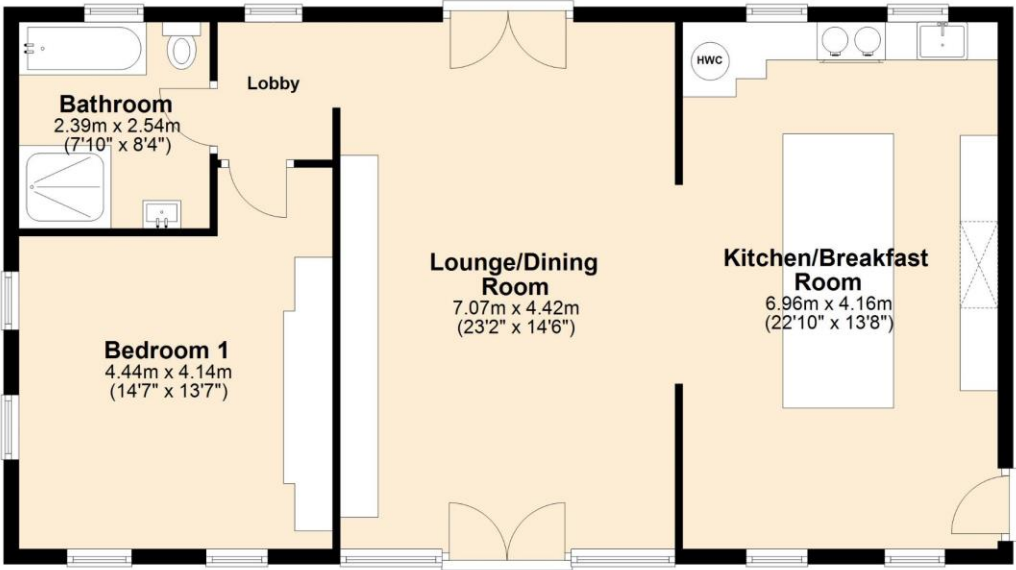
## Outside

The property is approached from Perseverance Road via a landscaped entrance with electric gate and a sweeping private drive shared with one other property. The drive leads round to The Lodge and a generous hardstanding providing plenty of parking but also space to create gardens and seating areas and perhaps garaging (subject to planning).

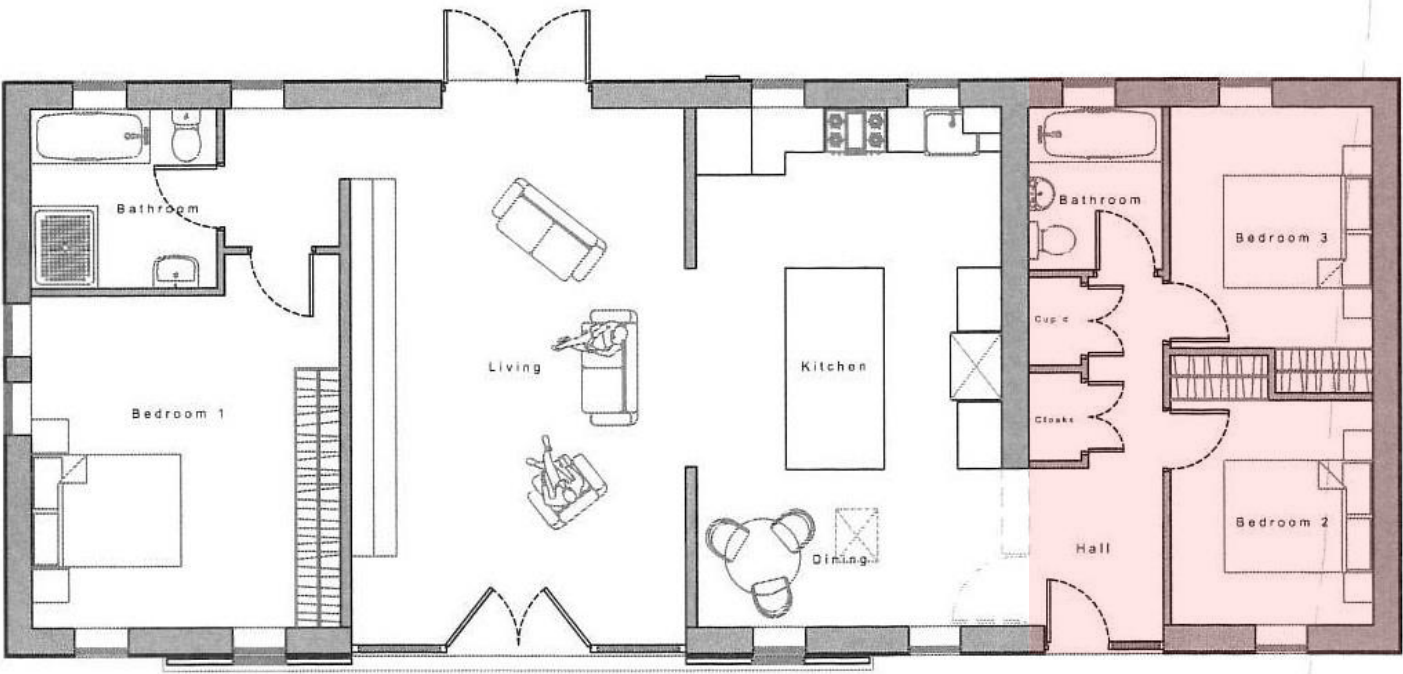
## Additional land

Adjoining the Lodge to the south and east and available to purchase by separate negotiation is a block of level meadow land extending to approximately 5.22 acres being divided into two separate fields. The land is subject to a development overage clause for a term of 20 years at 50% uplift.

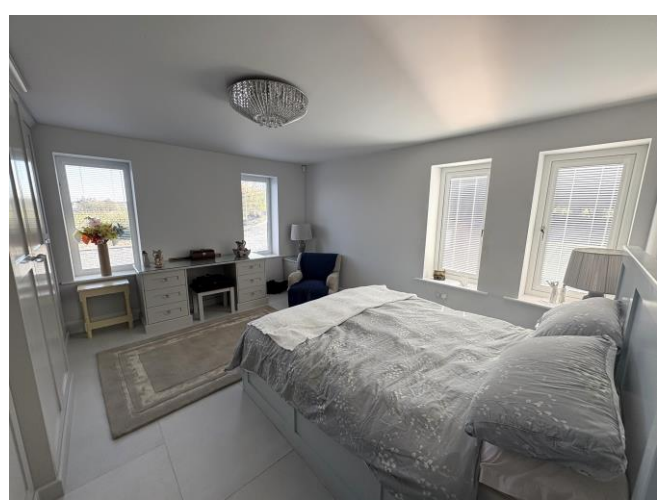




Existing Floor Layout



Proposed Extension







Services

We understand the property is connected to mains electricity, mains water and mains drainage (via pump). UPVC double glazing. Air Source Heat Pump.

Energy Rating

C - 78

Tenure

Freehold. Vacant possession on completion.

Council Tax

Band D (Bradford Metropolitan Council)

Directions

From the traffic lights in Queensbury head north west on Albert Road (A644 Brighouse and Denholme Road) passing through Mountain. On reaching the Raggalds Inn take the second left onto Perseverance Road where the gated entrance to Small Tail Farm & The Lodge can be found on the right after about 300 metres. Follow the drive to end passed Small Tail Farm where the drive opens up to The Lodge. A David Hill for sale sign has been erected.

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

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