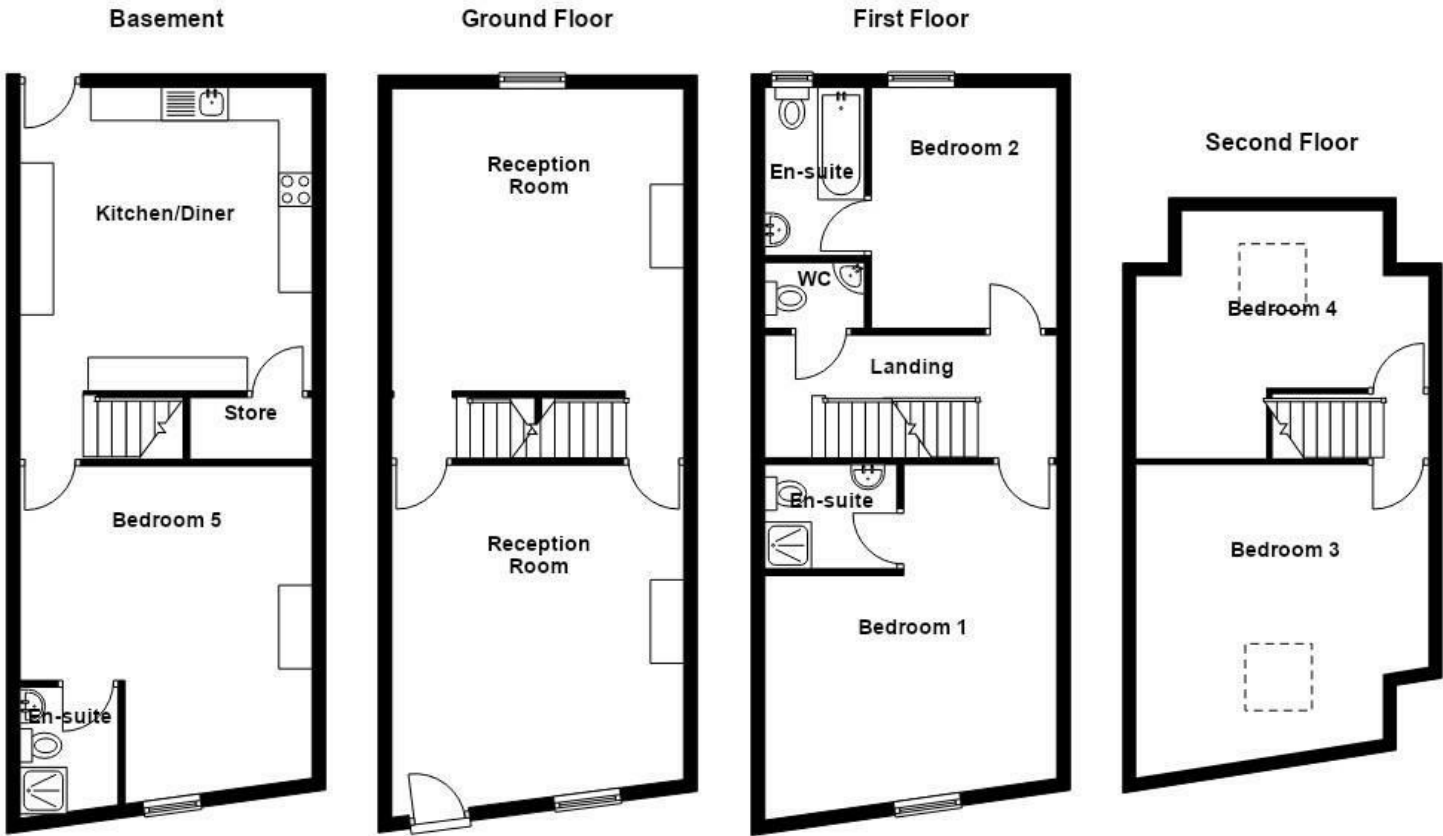
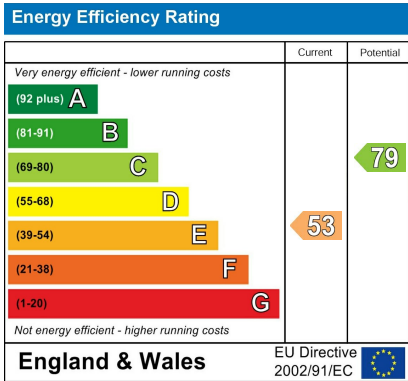




Total area: approx. 173.6 sq. metres (1868.2 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Main Street, Haworth, BD22 8DA

£350,000

AN EXCEPTIONAL FIVE BEDROOM STONE-BUILT COTTAGE IN THE HEART OF HISTORIC HAWORTH

Nestled along the iconic Main Street in the heart of Haworth, this magnificent five-bedroom stone-built cottage presents a rare opportunity to acquire a substantial residence brimming with character, history and versatility. Dating back over a century, this remarkable property effortlessly combines timeless period charm with stylish interiors, offering an exceptional home for growing families, discerning buyers or investors seeking something truly special.

Steeped in literary heritage and famously associated with the Brontë sisters, Haworth is one of Yorkshire's most treasured villages, celebrated for its charming cobbled streets, independent boutiques, traditional public houses and inviting coffee shops. Surrounded by the breathtaking Yorkshire Moors, the area boasts spectacular countryside vistas, picturesque walking routes and an unmistakable sense of history.

Previously operating as both a coffee shop and bed and breakfast, this distinctive property offers remarkable flexibility and exciting potential for its next chapter. Internally, the accommodation is generously proportioned throughout, comprising two welcoming living areas, a spacious open-plan kitchen and dining area, five impressive double bedrooms and three bathrooms. Neutral decoration, tasteful finishes and an array of enviable original features create an elegant yet inviting atmosphere, providing the perfect canvas for personalisation.

Occupying an enviable position with picturesque woodland to the front and a delightful park to the rear, the property enjoys a wonderful balance of village convenience and natural beauty. Whether envisioned as a magnificent family residence, a characterful hospitality venture or an exciting investment opportunity, this truly individual property offers an exceptional lifestyle in one of Yorkshire's most sought-after historic settings.

Main Street, Haworth, BD22 8DA

£350,000

5

3

2

E

- Tenure Freehold
 - On Street Parking
 - Enclosed Rear Courtyard Garden
- Council Tax Band B
 - Sought After Location In The Heart Of Haworth
 - Surrounded By Stunning Countryside And The Yorkshire Moors
- EPC Rating E
 - Stone Built Cottage Brimming With Character History And Versatility
 - Impeccable Five Double Bedrooms

Ground Floor

Entrance

Hard wood single glazed frosted leaded door to the reception room.

Reception Room One

17'2 x 14'5 (5.23m x 4.39m)

Hardwood double glazed window, central heating radiator, cornice coving, ceiling rose, dado rail, open fire place with marble hearth and surround, integrated alcove storage and shelving, solid oak flooring, doors to two inner hallways.

Inner Hallway

4'1 x 3 (1.24m x 0.91m)

Smoke alarm, dado rail, solid oak flooring, open arch to the second reception room.

Second Inner Hallway

7 x 2'11 (2.13m x 0.89m)

Inset shelving, dado rail, solid oak flooring, door to the second reception room, staircase to the lower ground floor.

Reception Room Two

14'10 x 14'4 (4.52m x 4.37m)

Hardwood double glazed window, central heating radiator, cornice coving, ceiling rose, open fireplace with tiled hearth and granite mantle, solid oak flooring.

Lower Ground Floor

Landing

4'9 x 2'10 (1.45m x 0.86m)

Hardwood door to bedroom five, open to the kitchen diner.

Kitchen Diner

14'10 x 14'4 (4.52m x 4.37m)

Hardwood double glazed window, a range of white matte wall and base units, solid oak surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, two integrated Neff ovens with slide and hide doors, five ring gas hob and extractor hood, space for a fridge freezer, plumbing for a washing machine and dryer, under staircase storage cupboard, pendant lighting, spotlights, Lino flooring, hardwood double glazed stable door to the rear.

Bedroom Five

14'4 x 14'3 (4.37m x 4.34m)

Hardwood double glazed window, central heating radiator, picture rail, inset shelving, door to the en suite

En Suite

6'4 x 4'9 (1.93m x 1.45m)

Heated towel rail, a three piece suite comprising of a vanity top wash basin with traditional taps, dual flush WC, electric feed shower enclosure, tiled elevations, extractor fan, tiled flooring.

First Floor

Landing

14'4 x 6 (4.37m x 1.83m)

Dado rail, hardwood doors to two bedrooms and WC, staircase to the second floor.

Bedroom One

17'4 x 14'4 (5.28m x 4.37m)

UPVC double glazed window, central heating radiator, door to the en suite.

En Suite

6'6 x 5'1 (1.98m x 1.55m)

Chrome heated towel rail, a three piece suite comprising of a pedestal wash basin with traditional taps, low basin WC, direct feed shower enclosure, tiled elevations, extractor fan, vinyl flooring.

Bedroom Two

12'1 x 9'4 (3.68m x 2.84m)

UPVC double glazed window, central heating radiator, door to the en suite.

En Suite

8'5 x 4'9 (2.57m x 1.45m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising f of a low basin WC, pedestal wash basin with traditional taps, panelled bath with mixer tap and rinse head, tiled elevations, wood cladding to the ceiling, vinyl flooring.

WC

4'8 x 3'3 (1.42m x 0.99m)

A two piece suite comprising of a corner wall mounted wash basin with traditional taps, dual flush WC, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

Second Floor

Landing

5'9 x 2'10 (1.75m x 0.86m)

Feature wall light, doors to two bedrooms.

Bedroom Three

14'4 x 11 (4.37m x 3.35m)

Velux window, central heating radiator, eaves storage.

Bedroom Four

14'4 x 13'2 (4.37m x 4.01m)

Velux window window, central heating radiator, integrated storage.

External

Front

Paving courtyard with bedded areas.

Rear

Paved yard with bedding areas and mature shrubs and pond.



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