



£775,000

**\*FABULOUS BARN CONVERSION\* \*SMALL HOLDING\* \*FIVE BEDROOMS\* \*TOTALLY MODERNISED THROUGHOUT\* \*LAND EXTENDING TO SOME 5 ACRES\* \*STUNNING VIEWS\* \*RURAL POSITION\* \*FANTASTIC WORKSHOP\* \*PART CONSTRUCTED GARAGE\* \*AMPLE PARKING\* \*FULL SIZE MENAGE\***

The property is situated off Back Shaw Lane being one of a small group of three houses. The vibrant town of Keighley is just 2 miles to the south and offering a wide range of amenities and services including shops, supermarkets, schools, bars, restaurants and a leisure center. Keighley Railway Station has regular services to Skipton, Burnley, Bradford and Leeds and the town has good access to the road networks.

This exceptional barn conversion has been totally modernised throughout, providing walk-in accommodation for the discerning viewer. Retaining its exterior barn conversion charm, while suiting modern living inside, a viewing is necessary to fully appreciate this one!

The property comprises briefly: Stunning Entrance Hallway, Lounge with feature fireplace and wood burning stove, newly fitted high spec Kitchen-Diner through to utility room, impressive staircase with floor to ceiling windows, one downstairs bedroom and bathroom. Upstairs are a further four good sized bedrooms, the master with en-suite, separate family bathroom. Externally is some 5 acres of land, including 40 x 20m Menage, workshop with WC, garage and ample parking. Fantastic broadband network, perfect for anybody running a business from home. Viewing the property is a must!!!

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
<b>B</b>		<b>B</b>	
<b>C</b>		<b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	