

FOR SALE

Offers in Region of £725,000
Freehold



2 The Nook, Off Hallowes Park Road, Cullingworth, West Yorkshire. BD13 5AS

- Substantial 4 Double Bedroom Georgian Manor House
- Gas Central Heating - Double Glazing - Modernised Throughout
- Sitting Room - Open Plan Living Dining Kitchen
- 4 Bathrooms - Set Over 4 Floors
- Basement Level with Planning Permission
- Ample Off Road Parking - Extensive Side & Rear Gardens
- Home Office & Store in Garden
- Fully Refurbished Throughout



PROPERTY DESCRIPTION

Substantial Georgian Manor House, built in the 1820's and has been extensively refurbished by the current Seller's. Built for the Townsend Family who owned Mills and Quarries in Cullingworth, Harden and Hewenden. A real jewel, tucked away in a private and convenient location off Hallows Park Road in Cullingworth. Within the catchment area of the popular Parkside Primary & Secondary School. There are countryside walks on your doorstep, including the Great Northern Railway Trail that takes you along the Cullingworth and Thornton viaducts.

Benefiting from gas central heating and double glazing. The property boasts a wealth of character and charm, yet has been sympathetically modernised throughout and offers nearly 5000 sqft of property. The versatile living space is set over 4 floors and could be developed further to provide multi generational living. The property is within the curtilage of a Grade II listed building and therefore all planning consents has been granted with listed building approval.

The accommodation briefly comprises; spacious entrance hall with sweeping staircase, large sitting room and open plan living dining kitchen to the ground floor. Large basement level which has planning permission granted to convert into further living space. To the first floor, the master bedroom suite has an en-suite shower room and a dressing room, which could easily be converted into a further double bedroom, there are two further double bedrooms, en-suite to bedroom two and family bathroom. To the second floor, there is a further double bedroom, en-suite and ample storage.

Outside, the property occupies a large attractive plot. There is ample parking for several vehicles with large side and rear garden. For those that work from home, there is a home office set within the grounds that could have a variety of other uses such as garden room, play room or work shop.

Internal viewing is essential to appreciate this magnificent home.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and windows to the front having feature stained glass. Tiled entrance with cast iron feature radiator. Herringbone LVT flooring. Sweeping staircase to the first floor. Access to basement. Cloaks cupboard and useful walk in store which has plumbing in place to convert into a downstairs w.c

Sitting Room

Double glazed bay window to the side and double glazed floor to ceiling sash window to the front. Original feature ornate coving, ceiling and ceiling rose. Fitted shelving and picture rail. Inset fire set within a stone fireplace and hearth. Television point.

Open Plan Living Dining Kitchen

Range of bespoke solid wood contrasting base and wall units with complementary quartz work surface over. Inset 1 1/2 bowl sink unit with Quooker tap over. Built in dishwasher and microwave. Built in fridge and freezer. Central island breakfast bar with 5 burner gas hob and double electric ovens. Cast iron feature radiator. Herringbone LVT flooring. Part tiled walls to the kitchen area. Part wood panelled walls. Cast iron stove set on a tiled hearth and having a stone surround. Ornate feature coved ceiling and ceiling rose. Downlighters and television point. Double glazed floor to ceiling windows to the side and rear. Further sash window to the rear and door out into the rear garden.

Basement Level

Cellar Rooms

Planning permission has been granted to convert this level into further living accommodation.

Room 1: Double doors to the outside. Radiator, power and light. Heat exchange extractor unit.

Room 2: Plumbing for washing machine. Power and light. Doors to the outside. Radiator. Access to the store which has power and light.

Boiler Room: Worcester gas boiler and hot water tank. Power and light. Belfast sink unit with taps over. Base unit with work surface over.

Room 3: Power and light

Wine Cellar: Light and stone shelving.

First Floor

Landing

Skylight having feature stained glass. Stairs to second floor and under stairs cupboard. Down lighters, ornate coving, fitted shelving, radiators and herringbone LVT flooring.

Master Bedroom Suite

Double glazed bay window to the side and double glazed sash window to the front. Radiators and down lighters. Walk in dressing room which could easily be converted into a further double bedroom which has radiator and double glazed sash window.

En-Suite Shower Room: 2 piece suite comprising of vanity sink unit and low level w.c. Large walk in shower with mains shower over. Fitted mirror, extractor and down lighters. Double glazed sash window, tiled floor and fully tiled walls. Chrome heated towel rail.

Bedroom 2

Double glazed sash windows to side and rear. Radiators and down lighters.

En-Suite Shower Room: 2 piece suite contemporary suite in white comprising vanity sink unit and back to wall pan w.c. Walk in shower with mains shower over. Tiled floor and fully tiled walls. Down lighters, chrome heated towel rail and extractor fan.

Bedroom 3

Double glazed sash window to the rear, sky light and radiator. Down lighters. Cast iron feature fireplace.

Family Bathroom

3 piece suite in white comprising of vanity sink unit, free standing bath with hand held shower attachment and high flush w.c. Down lighters, radiator, tiled floor and wood panelled walls.

Second Floor

Landing

Two useful large under eaves storage cupboards.

Bedroom 4

Two velux windows with outstanding views across the valley. High gloss fitted bedroom furniture. Radiator.

En-Suite Dressing Room & En-Suite: 2 piece suite in white comprising of corner sink unit and low level w.c. Step in shower cubicle with mains shower over. Extractor fan, down lighters, chrome heated towel rail. Part tiled walls and wooden floor. Velux windows and fitted mirrored wardrobes.

Outside

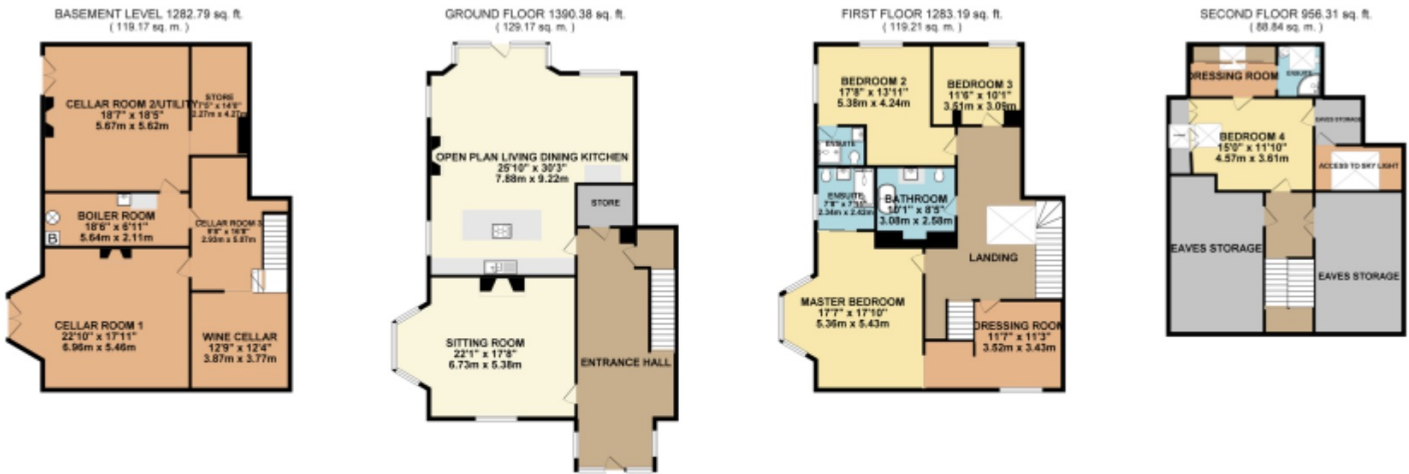
Gardens

Occupying a large corner plot there is ample parking for several vehicles to the front and side. Large enclosed paved area with raised beds and Pergola. Hedge, fence and brick boundaries. Opening into extensive lawned garden with flower, tree and shrub borders. Please note: the adjoining neighbour has right of access over the garden.

Within the rear garden there is a home office which could have a variety of uses. Power and light. Double glazed windows and French doors to the garden. There is also an attached store which has plumbing in place to provide an outside toilet.



FLOORPLAN



TOTAL FLOOR AREA : 4912.67 sq. ft. (456.40 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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