



**Day & Co**  
ESTATE AGENTS

**28 Cavendish Street**  
**Keighley**  
**BD21 3RG**



**Sandbeds Farm, Trough Lane,**  
**Denholme, Bradford, West**  
**Yorkshire, BD13 4NA**

**£675,000**

**T: 01535 664609**

**W: [www.dayandcoestateagents.co.uk](http://www.dayandcoestateagents.co.uk)**

**E: [keighley@dayandcoestateagents.co.uk](mailto:keighley@dayandcoestateagents.co.uk)**



- EPC Rating Is C
- Four Bedrooms & Three Bathrooms
- Generous Size Plot Spanning Approximately 3 Acres

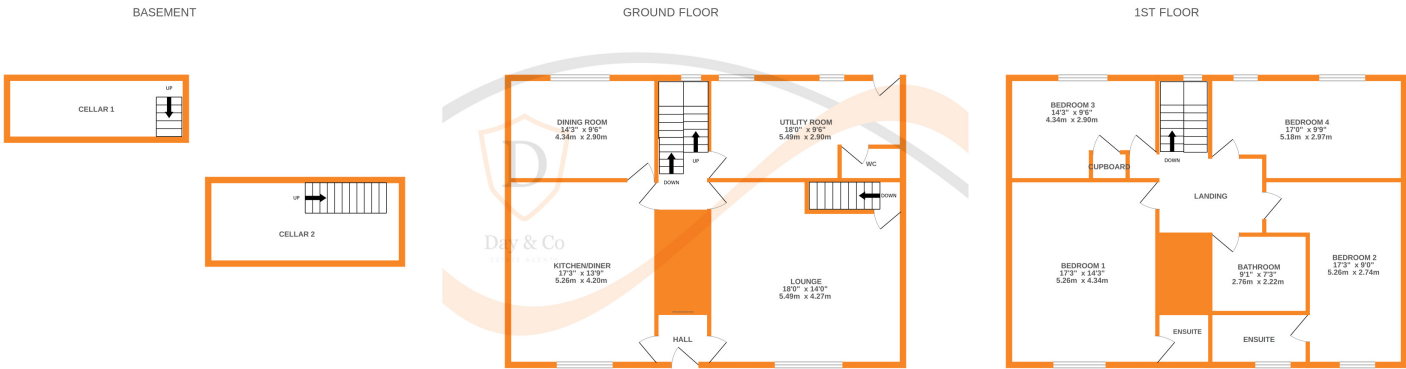
- Stunning Grade II Listed Farmhouse
- Two Reception Rooms/Fabulous Dining Kitchen/Separate Utility
- Ample Parking/Idyllic Semi-Rural Location With Fabulous Views

## SUMMARY

**\*\*A TRULY STUNNING GRADE II LISTED 4 BEDROOM FARM HOUSE, IDYLLIC SEMI-RURAL POSITION ON A GENEROUS PLOT SPANNING APPROXIMATELY 3 ACRES!!\*\*** Having 2 reception rooms, 3 bathrooms, fabulous period features mixed with quality modern fittings, ample parking, fantastic views, air source heat pump - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is C.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this stunning grade II listed four bedroom farmhouse situated in this idyllic semi-rural location on a generous size plot spanning approximately three acres. The property, which dates back to the 18th century, offers a wealth of charm having a fantastic mix of period features along with quality modern fittings. The spacious accommodation comprises of an entrance hall, a fabulous dining kitchen having a range of high quality bas and wall mounted units, Granite work top surfaces, integrated appliances to include fridge, freezer, oven, hob and dishwasher, stone flagged flooring, window seat and a radiator. The dining room has double glazed mullion windows to the rear and a feature fireplace. The spacious lounge is a real feature of this property having character ceiling beams, a multi-fuel burning stove in feature fireplaced with stone arch and brick hearth, access to a storage cellar with vaulted ceiling. There is a separate utility room giving access to a separate WC, an inner hallway with features stonework and access to a second storage cellar with vaulted ceiling. To the first floor there are four double bedrooms, two of which have en-suite shower rooms. The house bathroom has a free standing bath, wash hand basin, WC. Externally the property is situated on a large plot spanning approximately three acres, having ample parking and fantastic countryside views. Air source heat pump, EPC rating is C.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.  
Made with Metropix 5/2025