



Day & Co
ESTATE AGENTS

28 Cavendish Street

Keighley

BD21 3RG



Ashgrove Farm, Lees Moor,
Keighley, West Yorkshire, BD21
5QF

£1,350,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- EPC Rating Is D
 - Plot Spanning Approx. 10 Acres
 - Ample Parking & Triple Garage/Breathtaking Far Reaching Views
- Stunning 5 Bedroom (3 Bathrooms) Detached Farmhouse
 - 3 Reception Rooms/Conservatory With Hot Tub
 - Agricultural Outbuilding With Planning Permission Passed To Be Converted Into a 3 Bedroom residential Dwelling

SUMMARY

****A STUNNING 5 BEDROOM (3 BATHROOMS) DETACHED FARMHOUSE, GROUNDS SPANNING TO APPROX. 10.5 ACRES - SEMI-RURAL LOCATION WITH BREATHTAKING FAR REACHING VIEWS!!**** Having 3 reception rooms, conservatory with hot tub, ample parking, a triple garage & workshop, a substantial agricultural building with planning permission passed to create a 3 bedroom residential dwelling (planning app. no. 24/01704/PAR), Licensed as a 5 van CL with the Caravan Club - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is D

Available for sale as a whole or 2 lots -

£1,350,000 for the whole

Lot 1: £1,150,000 house and approx. 8 acres of land

Lot 2: £350,000 barns (Seperate access to the barns & both having water and electricity) - Barn 1 (the larger barn) storage for feed/equipment and lambing pens, Barn 2 (the one with permission for conversion) 6 stables, tack/feed room, storage area and hay loft. Approx. 2 acres of land.

Additional land available by separate negotiation approx 7.3 acres

FULL DESCRIPTION

A unique opportunity has arisen to purchase this stunning five bedroom (3 bathrooms) detached farmhouse standing in grounds spanning approximately 10.5 acres in a fabulous semi-rural location with breathtaking far reaching views. The plot also includes a substantial agricultural outbuilding with planning permission passed to be converted into a three bedroom residential dwelling. The farmhouse accommodation comprises of an porch with separate WC, an entrance hall, the spacious lounge and dining room both measuring over 25ft in length. The dining kitchen has a range of modern base and wall mounted units, integrated appliances to include oven, microwave oven, fridge, dishwasher, AGA cooker and a breakfast island. There is a spacious games room/sitting room with double glazed patio doors opening into the conservatory which houses the hot tub and had three sets of double glazed sliding doors. A separate utility room and boot room complete the downstairs accommodation. To the first floor there is an extensive galleried landing giving access to five bedrooms, the master having a dressing room and spacious en-suite bathroom, a Jack and Jill bathroom sits between bedrooms 2 and 3. The house bathroom has a spa bath, WC, wash hand basin. Externally the property sits on a 10.5 acre plot with two barns (Seperate access to the barns & both having water and electricity), one of which has the planning permission passed. Barn 1 (the larger barn) storage for feed/equipment and lambing pens, Barn 2 (the one with permission for conversion) 6 stables, tack/feed room, storage area and hay loft there is ample parking, a triple garage with workshop area, fantastic panoramic views. The land also includes a WiFi pole providing WiFi free of charge. Viewing is essential to fully appreciate, EPC rating is D.

Agents Note: Available to buy as a whole or in 2 lots:

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