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£435,000

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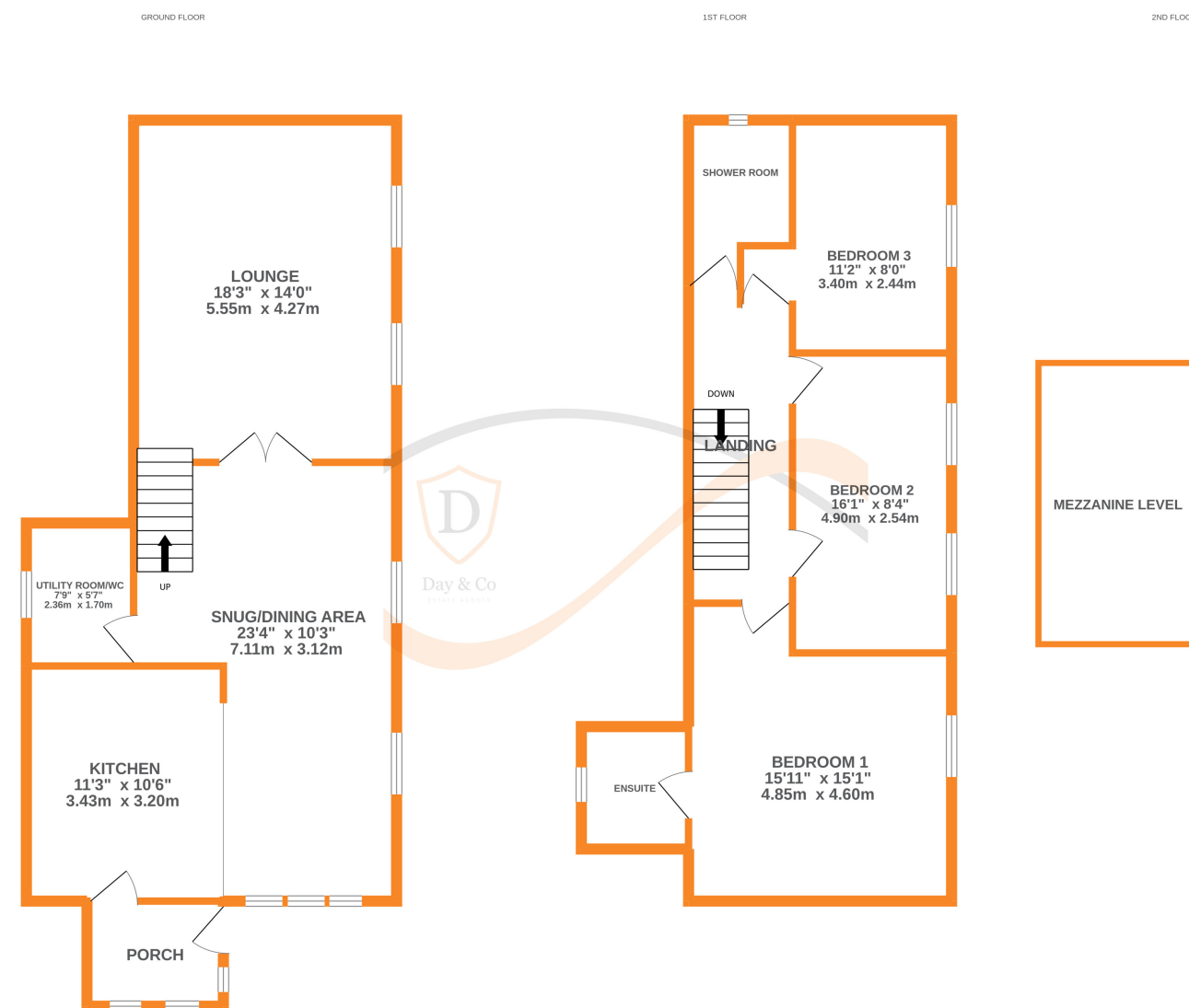
- Stunning Barn Conversion
- En-Suite Wet Room & House Shower Room
- Close To Sought After Historic Village Location Of Haworth
- Three Bedrooms & Mezzanine Deck
- Drive & Storage Garage With Electric Doors
- EPC Rating C

## SUMMARY

**\*\*A STUNNING 3 BEDROOM SEMI-DETACHED BARN CONVERSION, CLOSE TO THE SOUGHT AFTER HISTORIC VILLAGE OF HAWORTH WITH EXCELLENT ACCESS TO VILLAGE AMENITIES AND ATTRACTIONS!\*\*** High specification with Acoustic windows, modern fitted kitchen with integrated appliances and Granite worktops, excellent mix of character features with modern fittings, drive, storage garage with electric doors, gardens, far reaching moorland outlook - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC Rating C.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this stunning semi-detached barn conversion, having three bedrooms and a mezzanine deck, situated close to the sought after historic village location of Haworth with excellent access to village amenities and attractions. The superbly appointed accommodation comprises of an entrance hall with column radiator and acoustic window. The kitchen has an attractive range of modern base and wall mounted units with Granite work top surfaces, Range style cooker, integrated appliances to include dishwasher and wine cooler, and opens out into a snug/dining area with wood burning stove, staircase to first floor, acoustic windows to both front and side, column radiators. The lounge is a real feature of this property having exposed feature ceiling beams, a multi-fuel burning stove in feature fireplace, acoustic windows to both front and rear aspect. The ground floor accommodation is completed by a separate utility room/WC which has plumbing for an automatic washing machine. To the first floor there are three bedrooms, the master having an en-suite wet room. The house shower room has walk-in shower cubicle, WC, wash hand basin. There is a useful mezzanine deck accessed via a ladder from the landing (making an ideal home office). Externally the property has a good size drive with gated access, a storage garage with electric doors, gardens, a decking area and cleverly designed lighting within the surrounding trees. Far reaching moorland outlook, EPC Rating 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 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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