



Day & Co
ESTATE AGENTS

28 Cavendish Street

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**Delf Hill Farm, Black Moor Road,
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£650,000



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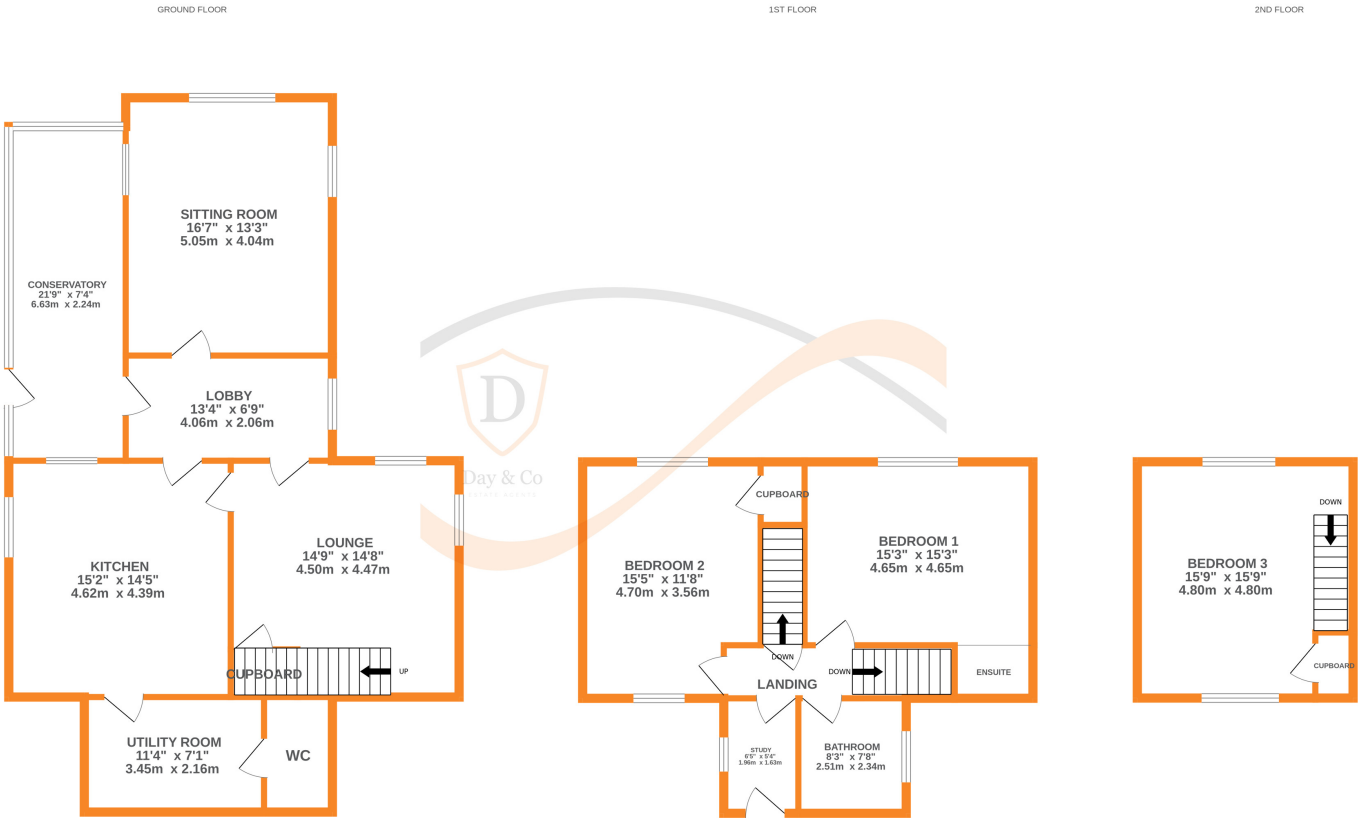
- EPC Rating Is D
 - Three Bedrooms (Master En-Suite) & A Study
 - Extensive Grounds Spanning Approx. Five Acres
 - Rural Position Close To Sought After Village Of Oxenhope
- Fabulous Detached Farm House
 - Two Reception Rooms & Conservatory
 - Numerous Outbuildings/Large Agricultural Outbuilding, Stunning Far Reaching Views

SUMMARY

****FABULOUS DETACHED FARM HOUSE, 3 BEDROOM & A STUDY - STUNNING IDYLLIC RURAL LOCATION WITH GROUNDS SPANNING APPROXIMATELY 5 ACRES, BREATHTAKING FAR REACHING VIEWS - CLOSE TO SOUGHT AFTER OXENHOPE!!**** Having 2 reception rooms, kitchen with separate utility room & WC, conservatory, large agricultural building (59ft7 in length), stone built barn with workshop, office & mezzanine, garage, a piggery, further stone outbuilding with attached WC - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is D.

FULL DESCRIPTION

A unique opportunity has arisen to purchase this fabulous detached farm house having three bedrooms (master en-suite) and a study, situated in a stunning idyllic rural setting in grounds spanning approximately five acres, close to the sought after village of Oxenhope. The accommodation comprises of a conservatory, spacious entrance lobby with double glazed window to the rear. The sitting room has exposed feature apex ceiling beams, double glazed windows to front and side aspect and a gas stove, a spacious mezzanine style storage deck. The kitchen has a range of base and wall mounted units, log burning stove, Rangemaster cooker, double glazed windows to front and side. There is a separate utility room giving access to a WC. The lounge has exposed character ceiling beams, a gas stove in feature fireplace, double glazed windows to front and side aspect, under stairs storage cupboard. To the first floor there are two double bedrooms, the master having an en-suite with shower cubicle and wash hand basin. There is a study with double glazed window to the side and door giving access to the rear. The house bathroom has a three piece suite comprising of a bath with electric shower over, WC, wash hand basin, double glazed window to the side. To the second floor a further double bedroom with double glazed windows to both front and rear aspect and a spacious storage cupboard. Externally the property is situated in grounds spanning approximately five acres, extensive woodland, fields and numerous outbuildings including a large agricultural building measuring approximately 59ft7 in length, a garage, a large stone built barn with workshop, office and mezzanine storage, a piggery and a further stone outbuilding with wood burning stove and a separate WC. Viewing is essential to fully appreciate this property, EPC rating is D.



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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