



Day & Co  
ESTATE AGENTS

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**Moorhouse Farm, Moorhouse Lane, Oxenhope, Keighley, West Yorkshire, BD22 9RX**

**£695,000**

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- EPC Rating Is D
- Four/Five Bedrooms & Master En-Suite
- Off-Road Parking & Fabulous Countryside Outlook
- Approx. 3,300 sq. ft Of Accommodation

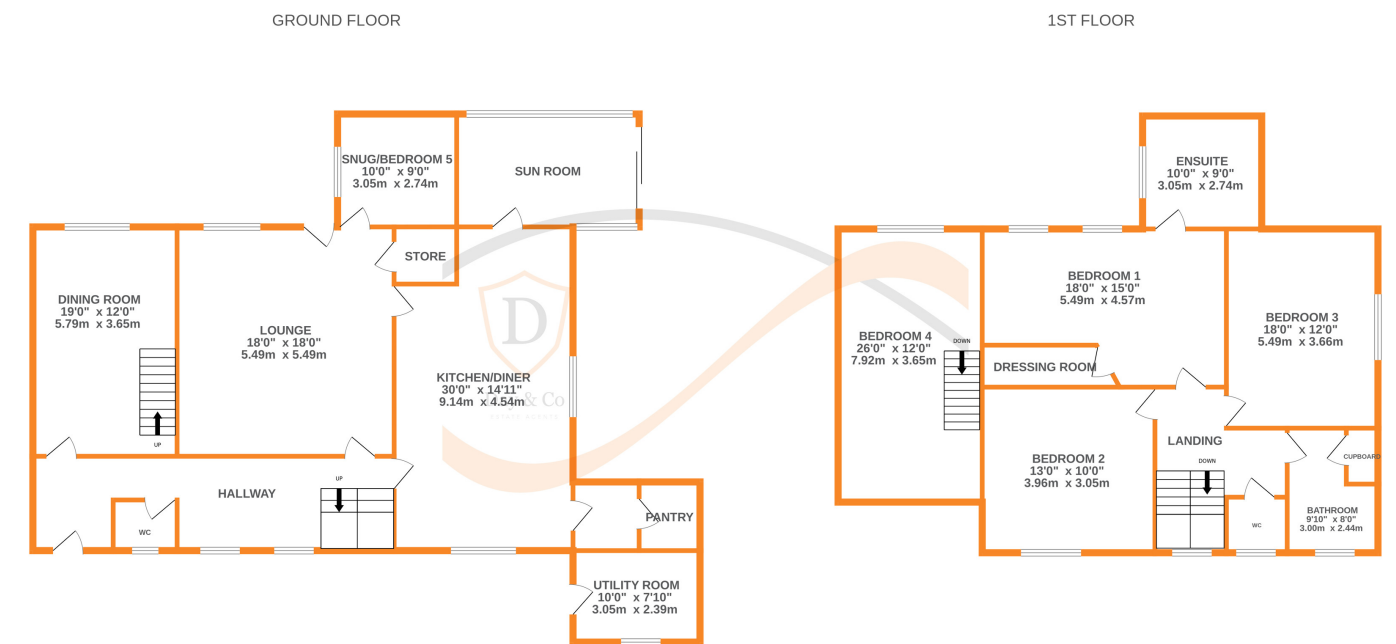
- Stunning Character Farm House
- Generous Size Plot With Beautiful Gardens, Patio & Babbling Brook
- Sought After Village Of Oxenhope/Excellent Access To Historic Village Of Haworth

## SUMMARY

**\*\*A STUNNING 4/5 BEDROOM (MASTER EN-SUITE) CHARACTER FARM HOUSE (APPROX 3,300 SQ. FT), SOUGHT AFTER VILLAGE LOCATION OF OXENHOPE WITH FABULOUS COUNTRYSIDE OUTLOOK!\*\*** Having 3 reception rooms, a sun room, generous size plot with gardens & picturesque babbling brook, off-road parking, solar panels - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is D.

## FULL DESCRIPTION

A unique opportunity has arisen to purchase this stunning four/five bedroom (master en-suite) character farm house situated in the sought after village of Oxenhope with excellent access to the historic literary village of Haworth (home of the Bronte Sisters). The property offers flexible family living accommodation spanning approximately 3,300 sq. ft which comprises of an entrance hall leading to the dining room which has a staircase to a first floor double bedroom. There is a cloaks WC and spacious hall (which could make an ideal home office). The lounge is a real feature of this property having a multi-fuel burning stove in feature fireplace, double glazed window and door to the rear, exposed feature ceiling beams. The snug/bedroom 5 is situated off the lounge, and there is a spacious cellar head storage cupboard. The impressive dining kitchen measures approximately 30ft in length, has a range of modern base and wall mounted units, multi-fuel burning stove, gas fired AGA cooker. Steps lead up to a spacious walk-in pantry situated next to a useful utility room housing the gas boiler and also having plumbing for an automatic washing machine. The sun room completes the ground floor accommodation giving access to the garden. To the first floor there are three further double bedrooms, the master having a walk in dressing room and a fabulous spacious en-suite bathroom with bath, double shower cubicle, WC, wash hand basin. The house bathroom has a bath, wash hand basin, free standing shower cubicle, storage cupboard and there is a separate WC. Externally the property is situated on a generous size plot with beautiful gardens, a babbling brook, spacious patio, off-road parking and fabulous countryside outlook. Viewing is essential to fully appreciate, 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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