



Day & Co  
ESTATE AGENTS

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**Braithwaite Farm, Braithwaite  
Village, Keighley, BD22 6PX**

**£450,000**

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- GRADE II LISTED DETACHED
- THREE RECEPTION ROOMS
- GOOD SIZED GARDENS

- FIVE BEDROOMS
- CHARACTER FEATURES
- VIEWING ABSOLUTELY ESSENTIAL

## SUMMARY

\*\* DETACHED, GRADE II LISTED PERIOD PROPERTY, FIVE BEDROOMS, THREE RECEPTION ROOMS, LARGE GARDEN, LONG DRIVEWAY, GARAGE, INTERNAL VIEWING ESSENTIAL \*\*

## FULL DESCRIPTION

Day & Co are pleased to be marketing in the picturesque conservation village of Old Braithwaite this delightful Grade 2 listed detached property, parts of which are believed to date back to the 17th century. Offers a wealth of period features. 5 bedrooms, 3 reception rooms, 2 bathrooms, good sized rear gardens along with a patio area. Garage and ample parking facility. In brief comprises -

Ground Floor - Entrance Hall, Staircase accessing first floor accommodation. Family Room : Currently used as a games room, open plan through to the conservatory. Conservatory : With French windows to rear garden and patio area. Dining/Sitting Room : Mullioned windows, exposed beams, built in cupboard and display cupboard. Lounge : with feature parquet flooring and stone ingle nook style fireplace having a stove. Mullioned windows and exposed timbered beams are just two of the primary features of this room which is further enhanced by beautifully carved wooden storage cupboards to the chimney breast recess. Kitchen : A real feature of this beautiful home and with exposed stonework, mullioned windows and exposed beams adding to the character. Fitted kitchen units, breakfast island, wall mounted kitchen cabinets. Butler sink with mixer tap. Dishwasher, range cooker, integrated fridge, walk in Pantry with feature mosaic flooring, Stone flagged floors. Rear Porch with store cupboard. Inner Hall With floor hatch to cellar. Utility Room : With plumbing for automatic washer and mullioned window. Cloaks/wc : With low suite wc and wash hand basin.

First Floor :

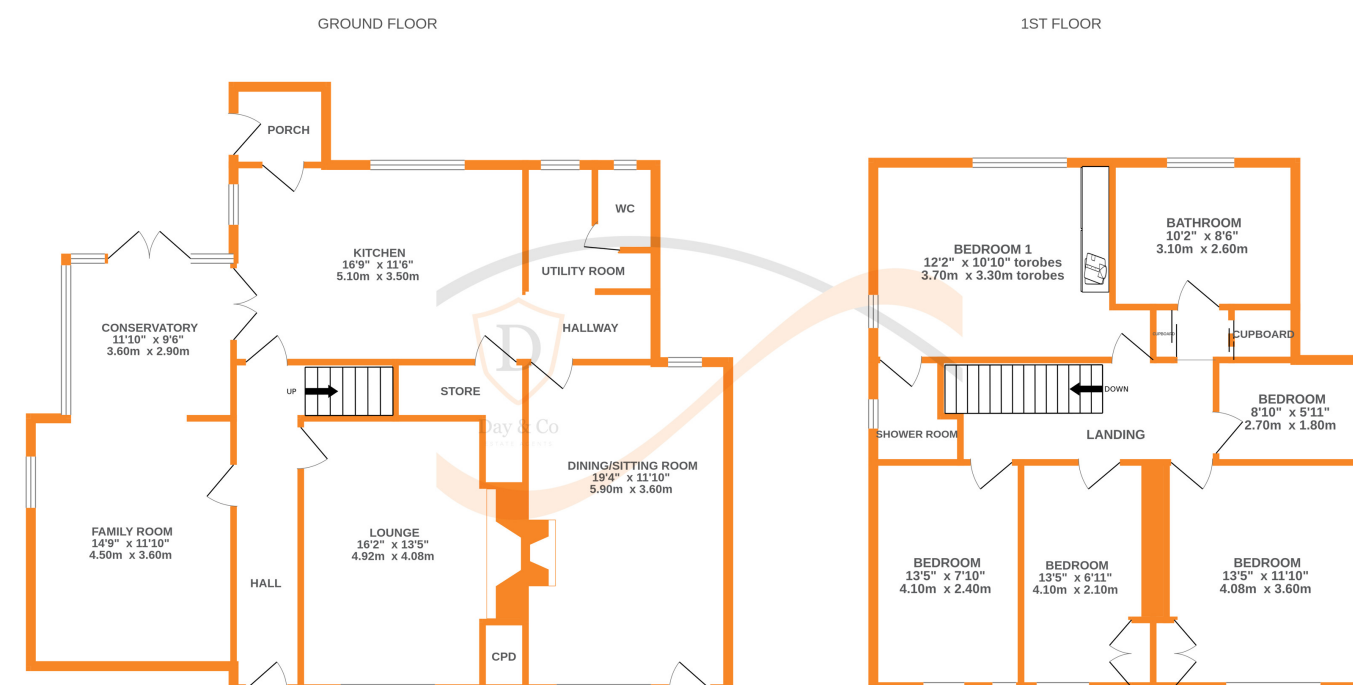
Landing With small cupboard above stairs and exposed beam. Bedroom 1 With exposed beams and built in wardrobe with folding doors, windows to two elevations. Wet/Shower Room With shower, low suite wc and vanity wash hand basin, window. Four further bedrooms and completing the accommodation is a good sized family bathroom with 4 piece period style suite in white with corner bath/jacuzzi with electric shower over, high suite wc, vanity sink unit.

Gas central heating, under floor heating to the family room and conservatory.

Outside : The property fronts directly onto the road through the village and has vehicular access from the rear via the gateway and private drive from Braithwaite Road. The driveway leads to a hardstanding/turning area and stone outhouse. Ample parking for several cars. Good sized rear gardens, garden to the side comprising lawns, patios, mature trees and shrubs.

An internal viewing is essential to fully appreciate this spacious character residence, viewing strictly by appointment via Sole Selling Agent Day & Co.

EPC Exempt



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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