



Pottery House Farm, Trough Lane, Denholme, Bradford, West Yorkshire BD13 4LZ

- Stunning, character three bedroom farm house residence
- Many retained character features as well as modern conveniences
- Occupying a pleasant rural locality, whilst being conveniently placed
- Spacious reception rooms, dining kitchen, three bedrooms and dressing room/study
- Occupies a spacious 0.5 acre plot with paddock, driveway and detached double garage
- Lovely rural locality surrounded by open countryside

£475,000 Freehold



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DESCRIPTION

We are pleased to offer for sale Pottery House Farm, Trough Lane, Denholme

A superb three-bedroom character residence that occupies a fantastic position and is set within approximately 0.5 acres of land, enjoying a stunning rural position with panoramic countryside views, yet remaining conveniently located for village amenities and commuter links.

Pottery House Farm offers an exceptional opportunity for discerning buyers seeking space, a true lifestyle property.

The accommodation is both deceptively spacious and versatile, providing ideal living space that is suited to a wide range of buyers while retaining the charm and character expected of a traditional country home.

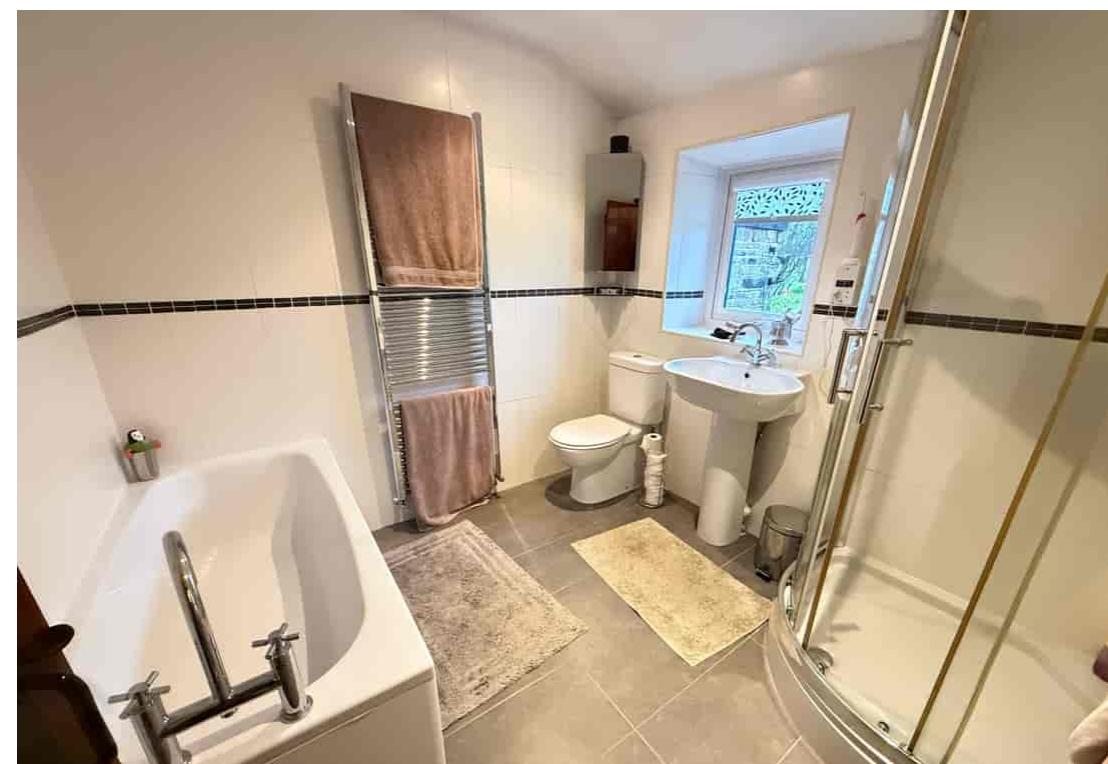
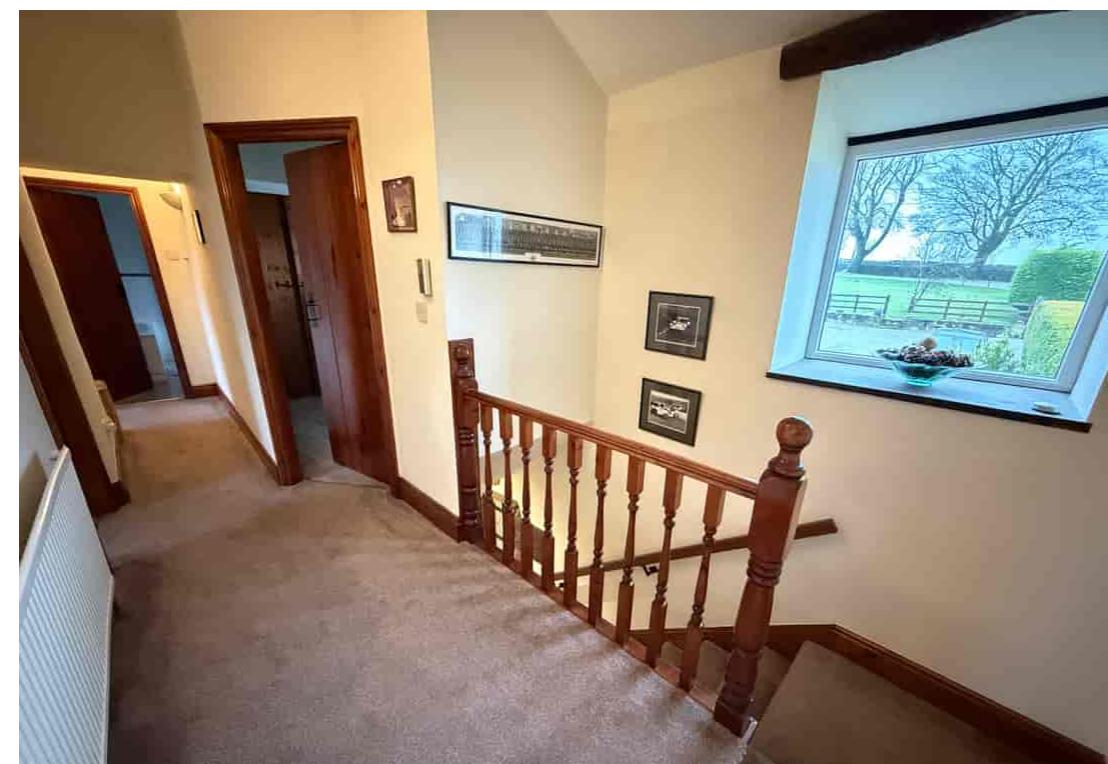
The ground floor offers a good sized dining kitchen with fitted kitchen area and AGA, from here there are two good sized receptions room, both with multifuel stoves. There is also a utility/shower room and separate w.c located on this floor. To the first floor are three bedrooms, house bathroom with four piece white suite and further dressing room/box room. The property is fitted with modern Upvc double glazing, oil fired central heating. Sewerage is via a septic tank shared with a neighbouring property.

Externally the property is approached via a shared driveway area that then proceeds into a spacious private driveway area that offers ample parking. A large overside double garage provides suitable parking or scope to create a workshop space or similar. A good sized paddock is adjacent as well as more cottage style gardens and further enclosed lawned garden to the rear, these areas being suited to a child's play space, pets or small-scale rural pursuits. The outdoor space offers endless potential for recreation, gardening or simply enjoying the peaceful surroundings and outstanding views.

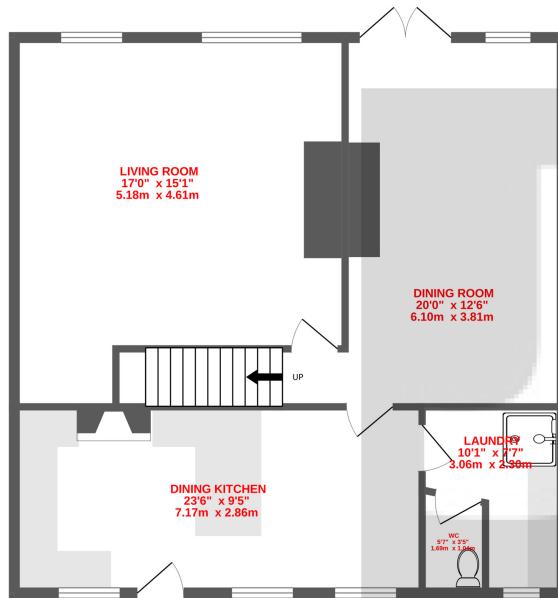
Positioned on the sought-after Trough Lane, Pottery House Farm combines rural tranquillity with excellent accessibility. Denholme village is close by, with well-regarded local schools, shops and services, while Bradford, Halifax and Keighley are all within easy reach. Rarely does a property with this setting, outdoor space and versatility come to market.

Early viewing is strongly advised to fully appreciate everything this outstanding home has to offer.

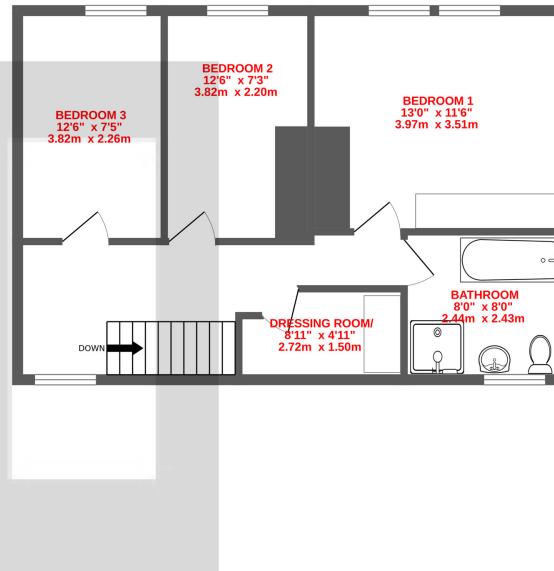




GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

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 marketing 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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**Do you have a property
to sell or let?**

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		50	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		45	78
EU Directive 2002/91/EC			

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.