



Haworth, BD22

A extremely rare opportunity to purchase this truly exceptional, four bedroom barn conversion located less than a mile from the world renowned, Bronte Sisters village of Haworth. Situated in an elevated position with panoramic views this unique home has been completed to the highest standards throughout with a bespoke oak and glass staircase in the grand entrance hall, high specification kitchen and bathrooms and the first floor creating a full master suite with open living/ office area, dressing room, four piece bathroom and master bedroom with Juliet balcony overlooking one of the fields the property owns. The gardens offer an excellent space to entertain or purely enjoy the peaceful surroundings and visiting wildlife to the pond and fields.

The property is available with the option of three acres of land, making it ideal for those with an equestrian interest.

Council Tax Band E

Energy Performance Certificate E

Price £895,000

Viewing strictly by appointment through the Selling Agents.

Selling Agents Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, Lancashire BB7 4LH Tel. 01200 441351 email sawley@rtturner.co.uk

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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Grand Entrance Hall 2.39m x 3.50m & 4.46m x 6.12m (7' 10" x 11' 5" & 14' 7" x 20' 0") Bespoke glass and Oak staircase. Underfloor heating.

Storage Cupboard 1.00m x 1.25m (3' 3" x 4' 1") Housing the underfloor heating manifold. Underfloor heating.

Cloakroom 1.03m x 1.76m (3' 4" x 5' 9") Wash hand basin. Low flush W.C. Underfloor heating.

Open Plan Living/Dining Kitchen 13.13m x 6.17m (43' 1" x 20' 3") An exceptional space with picture windows to enable resident to enjoy the uninterrupted rural views and patio doors leading out the gardens. Louvillite Italian electric blinds.

The stylish fitted kitchen comprises of graphite grey and white units with granite work surfaces. All appliances are the premium Caple brand and include two ovens, a combination microwave/roisserie oven with warming drawer, induction hob, fridge, freezer and wine cooler. There are two islands, one of which contains the undercounter stainless steel sink with waste disposal unit and Quooker boiling water tap. Underfloor heating.

Utility Room 4.03m x 2.76m (13' 2" x 9' 0") Wall and base units with Quartz work surfaces and mirror splashback. Stainless steel under counter sink. Integated Caple dishwasher, washing machine and tumble dryer. Door to side elevation. Underfloor heating.

Bedroom Two 5.00m x 4.42m (16' 5" x 14' 6") including Walk In Wardrobe and En-Suite with walk in shower, wash hand basin, WC and extractor fan.

Bedroom Three 5.24m x 3.39m (17' 2" x 11' 1") Double glazed window to side elevation.

Jack And Jill Bathroom 4.06m x 2.81m (13' 4" x 9' 2") Wash hand basin set in vanity unit. Low flush W.C. Free standing bath. Walk in shower cubicle. Extractor fan.

Bedroom Four 4.10m x 3.91m (13' 5" x 12' 10") Double glazed windows to front and side elevations.

Master Suite

Open Living/ Office Space 10.83m x 7.24m (35' 6" x 23' 9") Five radiators.

Master Bedroom 5.57m x 5.36m (18' 3" x 17' 7") Two radiators.

Dressing Room 3.48m x 3.14m (11' 5" x 10' 3")

Bathroom 5.93m x 3.15m (19' 5" x 10' 4") Wash hand basin. Low flush W.C. Freestanding bath. Separate shower cubicle. Extractor fan.

Parking Electric gated driveway allowing parking of up to 15 vehicles.

The Local Area The property is accessed via a private driveway off Black Moor Road.

Situated less than a mile away from the famous village of Haworth, Renowned for being the home of the Bronte sisters and with its idyllic cobbled high street and independent shops, pubs and eateries. Haworth attracts visitors from wishing to visit the iconic parsonage, explore the surrounding moors and going to the ruins of Top Withins Farmhouse. The town of Keighley is about 3.5 miles away which offers a full range of services and amenities including direct rail links to both Bradford and Leeds. Access by road is excellent with the A629 providing a short commute to Halifax.

Garden Indian Stone paving and decking leading to a lawn garden. External power under decking for installation of a hot tub, Outdoor lighting.

Services Private sewage, electricity throughout and borehole water supply.

Land An additional three acres of land are available by separate negotiation, with details to be discussed at the time of viewing.











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