



Day & Co
ESTATE AGENTS

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£650,000

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- Fabulous Detached Property
 - 3 Reception Rooms Including 25ft Long Games Room
 - Plot Spanning Approximately 1.78 Acres/Panoramic Views Of The Bronte Countryside
 - EPC Rating Is E
- 5 Bedrooms & 2 Bathrooms
 - Large Agricultural Barn/Ample Parking/Double Garage
 - Excellent Access To The Historic Village Of Haworth/East Lancashire Also

SUMMARY

****A FABULOUS 5 BEDROOM DETACHED PROPERTY STANDING IN APPROXIMATELY 2 ACRES OF LAND WITH LARGE AGRICULTURAL BARN AND PANORAMIC VIEWS OF THE BRONTE COUNTRYSIDE!!**** Having 2 bathrooms & a separate WC, 3 reception rooms (including a 25ft long games room), ample parking, double garage, tranquil riverside location - **VIEWING ESSENTIAL TO FULLY APPRECIATE!!** EPC rating is E.

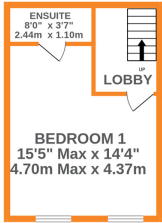
FULL DESCRIPTION

A unique opportunity has arisen to purchase this fabulous five bedroom detached property standing in grounds spanning approximately 1.78 acres with panoramic views of the Bronte countryside, ample parking and a large agricultural building. The property is situated in a tranquil riverside location offering excellent access to East Lancashire and also the sought after historic literary village of Haworth having attractions to include the famous cobbled main street, Bronte Parsonage museum, Keighley and Worth Valley Steam Railway.

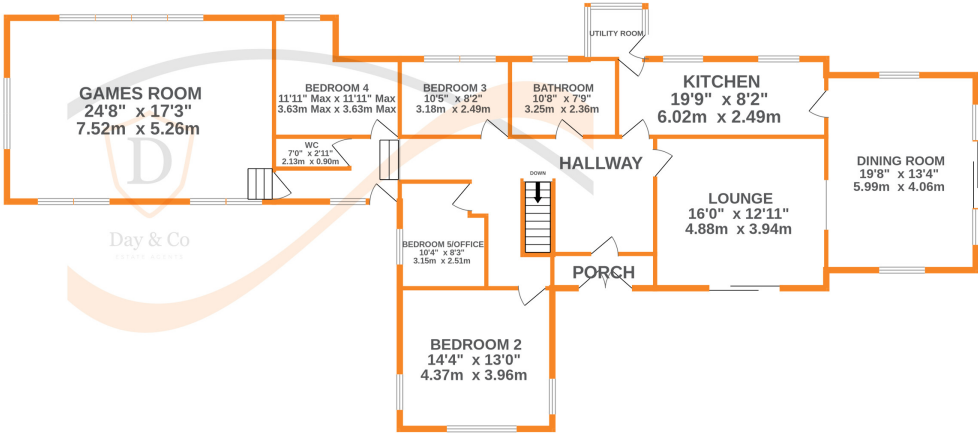
The well proportioned accommodation comprises of a front porch leading into a spacious hallway, the lounge has a wood burning stove, double glazed sliding doors and opens into the spacious dining room which in turn has double glazed sliding doors to the side. The kitchen measures approximately 19ft9 in length, has a range of modern base and wall mounted units with complimenting worktop surfaces, integrated double oven and hob, access to the rear utility porch which houses the boiler (installed 2025). The impressive games room measures approximately 25ft in length and has double glazed windows to front, rear and side aspects. There are four bedrooms on this level (the smaller of which is currently used as an office. The house bathroom is also on this level having a four piece suite comprising of a corner bath, WC, wash hand basin, shower cubicle. There is a separate WC. To the lower ground floor the master bedroom benefits from an en-suite shower room having a double shower cubicle, WC, wash hand basin.

Externally the property is situated on a generous size plot spanning approximately 1.78 acres having ample parking, a large agricultural barn (measuring approximately 88ft7 x 20ft4), a double garage (measuring19ft8 x 17ft3), meadows, panoramic views of the Bronte countryside.

LOWER GROUND FLOOR



GROUND FLOOR



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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