



Day & Co
ESTATE AGENTS

28 Cavendish Street

Keighley

BD21 3RG



**34 Goose Eye, Oakworth,
Keighley, West Yorkshire, BD22
0PD**

£475,000

T: 01535 664609

W: www.dayandcoestateagents.co.uk

E: keighley@dayandcoestateagents.co.uk

- FOUR/FIVE BEDROOM CHARACTER END MILL CONVERSION
 - EXTENSIVE GARDENS & FIELD
 - VIEWING RECOMMENDED
- ACCOMMODATION OVER THREE FLOORS
 - AMPLE PARKING
 - EPC RATING E

SUMMARY

** FOUR/FIVE BEDROOM GRADE II LISTED CHARACTER END MILL CONVERSION, EXTENSIVE GARDENS & 1/3 OF AN ACRE FIELD, VERSATILE LIVING ACCOMMODATION OVER THREE FLOORS, AMPLE PARKING, EPC RATING E **

FULL DESCRIPTION

An exciting opportunity has arisen to be able to purchase this spacious Grade II listed four/five bedroom character property forming part of what was an historic Rag Mill in this idyllic village location. The property includes gas central heating, part double glazing, private off street parking for several vehicles and extensive gardens along with a field measuring approximately a third of an acre at the rear. The Grade II listed Rag Mill in Goose Eye is believed to date back to 1795 and was one of the first Cotton Mills in Yorkshire, worsted cloth and finally used to supply grounded rags to the larger mill also in the village. This property has been sympathetically modernised and now provides versatile accommodation spread over three floors and has many character features including beamed ceilings, sash windows, exposed stone features and fireplaces together with the advantage of modern day fixtures. Externally the property has gardens to side and rear elevations, a field at the rear and off street parking for several vehicles.

In brief the accommodation which is arranged over three floors briefly comprises -

Ground Floor - Entrance Hall, large entrance hall with an open hand balustrade staircase to the first floor landing and living accommodation. under stairs storage and access to the ground floor utility room. Utility Room housing the property’s’ gas boiler and providing a good amount of storage. Cloakroom accessed via the utility room with a window to the rear elevation, w.c, wash hand basin with tiled splash back, plumbing for washer. Dining Kitchen A large kitchen with sash windows to the side and front elevations giving a dual aspect views over the beck and countryside. Comprising a range of modern fitted wall and base units with contrasting black granite worktops, range cooker, inset sink. Space for free standing fridge freezer. Side stable door leading to the side elevation and patio area. Living Room with stairs leading from the Dining Kitchen, features parquet flooring which gives character to a lovely room which has a large feature window leading onto a second patio area and side gardens, exposed timber roof trusses, fireplace with timber mantle.

First Floor - Stairs and landing with an open hand balustrade leading from the ground floor arrives at the first floor landing area which has a return staircase leading to the second floor, Reception Room/ Bedroom This room is currently used as a second living room and has a large feature window, the arched window housed the original water wheel to the Rag Mill. Bathroom 2 with three piece suite. Bedroom which is a double bedroom with two sash windows with deep sills overlooking the side elevation.

Stairs and Landing An open hand balustrade leads from the first floor to the second floor living accommodation and landing with a sash window at the top of the stairs. Loft hatch gives access, via a drop down ladder. A split level landing gives access to the house bathroom and three further bedrooms. House Shower Room has a suite comprising of a large walk in shower, w.c, wash hand basin. Bedroom with sash windows to front and side elevations enjoying views. Bedroom with a fitted wardrobe, sash window to the side elevation. Principle Bedroom provides large living accommodation on split levels with a feature sloping timber ceiling with double glazed windows from the top of the room and a further three sash windows to the side and rear elevations give views of countryside.

Outside - Access from Main Street, Goose Eye; there is ample parking for a number of vehicles in the private parking area which the vendor informs is owned by number 34 however the neighbouring properties at The Rag Mill have an allocation to park there. Beck-side setting with views of countryside and a pathway through two black wrought iron gates which give access to the extensive gardens which are a real selling feature of the property. The grounds have an array of trees, plants and shrubs with access and views over the beck. Stone flagged patio areas with access back into the property, shed and wood store.

EPC Rating E

