



Day & Co  
ESTATE AGENTS

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£499,995

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- Stunning Character Farm House
- Two Reception Rooms/House Bathroom & Ground Floor Shower Room/Utility
- Large Plot Approx. 0.5 Acres With Paddock
- EPC Rating E

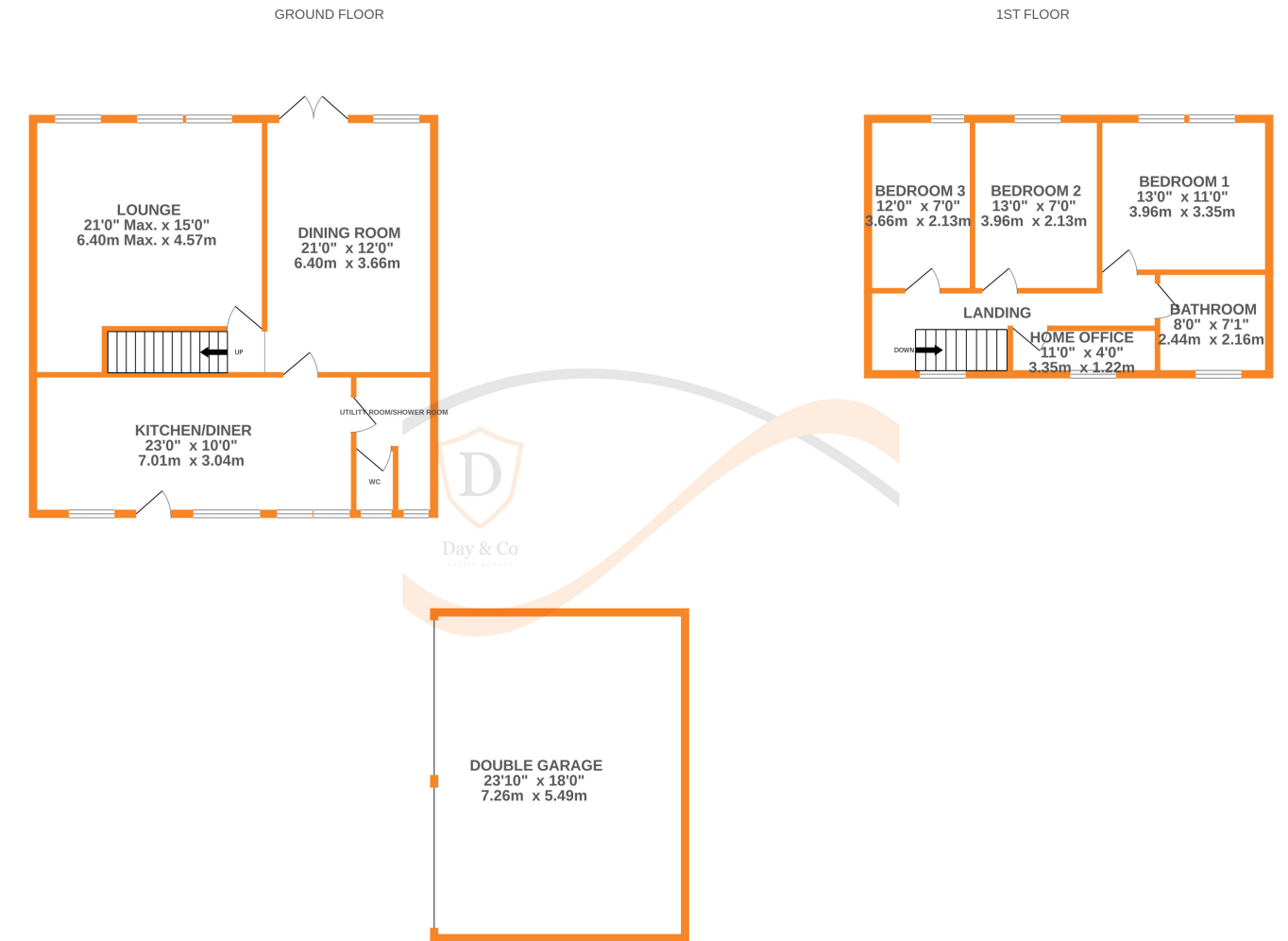
- Three Bedrooms & Home Office
- Ample Parking & Double Garage With Storage Above
- Fabulous Countryside Location

## SUMMARY

**\*\*A STUNNING CHARACTER FARM HOUSE, 3 BEDROOMS & HOME OFFICE, GENEROUS SIZE PLOT SPANNING APPROX. 0.5 ACRES WITH Paddock - FABULOUS COUNTRYSIDE LOCATION!!\*\*** Having 2 reception rooms (both with multi-fuel burning stove), farm house kitchen with oil fired AGA, UPVC double glazing, ample parking, double garage with 2 electric doors and storage above - **VIEWING ESSENTIAL TO FULLY APPRECIATE!!** EPC Rating E.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this stunning character farm house situated on a generous size plot (spanning approximately 0.5 acres) in a fabulous countryside location close to the villages of Cullingworth and Oxenhope. The well proportioned accommodation comprises of a farm house kitchen having a range of modern base and wall mounted units, oil fired AGA, gas hob, integrated dishwasher and three double glazed windows to the front. There is a utility room/shower room with shower cubicle, separate WC, plumbing for an automatic washing machine. The dining room measures approximately 21ft in length and has a multi-fuel burning stove in feature fireplace, radiator, double glazed patio doors leading to the rear garden. The spacious lounge has a multi-fuel burning stove in feature fireplace, character ceiling beams, three double glazed windows to the rear. To the first floor there are three bedrooms, the master having fitted wardrobes. There is a home office/nursery on this level and the house bathroom which has a four piece suite comprising of a bath, shower cubicle, WC, wash hand basin. externally the property sits on a plot of approximately half an acre, having a well maintained rear lawn and patio, ample parking, double garage with two electric doors and storage above, an extensive paddock stretches to the front of the plot. EPC Rating E.



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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