



## Hollings Farm, 1 Hollings Farm Low Springs, Baildon, Shipley, West Yorkshire, BD17 6BE Offers In The Region Of £620,000

HAMILTON BOWER are pleased to welcome to the market FOR SALE this characterful EXTENDED STONE BUILT THREE BEDROOM FARMHOUSE PROPERTY situated within the highly desirable hamlet location of Low Springs with far-reaching views of the neighbouring moorlands. The property benefits from a large plot with spacious accommodation throughout, off-street parking and a large extension to the rear offering an open-plan kitchen/sitting room. Internally comprising; Ground floor - entrance porch, kitchen/sitting room, dining room, lounge, home office, bathroom, utility room. First floor - three double bedrooms sharing two bathrooms, a mezzanine landing and a large loft. Externally the property has off-street parking for a minimum of two cars to the rear, expansive gardens to both front and rear housing multiple garden outhouses.

Due to the infrequency of properties in this area being marketed for sale, we expect this property to be popular so please book your internal inspection promptly.

## GROUND FLOOR

### Kitchen

13'6" x 14'2" (4.14m x 4.32m )



The hub of this fantastic home, open-plan kitchen and sitting room situated in the extended rear of the property. With accompanying utility room, double doors to the garden and access through to the dining room.

The kitchen is fitted with matching wall and base units with contrasting worktops.

Appliances include - range cooker, sink with drainer, under-counter fridge and integrated dishwasher.

### Sitting Room



Sitting room to the rear of the property leading through from the kitchen.

The sitting room has exposed beams, dual-aspect windows and double doors to the rear garden.

The room can accommodate a large suite, plus a small dining area.

### Utility Room



Generous utility room with matching wall and base units with contrasting worktops and tiled splashbacks.

The utility room houses kitchen overflow and appliances as seen - belfast sink with drainer, dishwasher and free-standing fridge-freeze and "creel" – dryer.

### Lounge



Large lounge leading through from the entrance hall to the front

of the property.

The lounge sits underneath the mezzanine first floor landing with exposed beams as pictured.

With space to accommodate a large suite as seen, a central wood-burning fireplace with stone hearth and open panelled staircase to the first floor.

### Dining Room



Dining room with a view to the front of the property and access through the kitchen and lounge.

The dining room is fitted with hard-wood flooring and currently accommodates a large dining table with eight chairs and wooden sideboard/drink cabinet as seen.

### Bathroom



Downstairs bathroom with tiled walls and flooring - walk in shower, spa-bath, wc, wash basin and heated towel rail

### Home Office



Downstairs home office with access to the bathroom and lounge. With space for two workspaces ideal for those currently working remotely, this could convert to downstairs bedroom if preferable.

## Porch



To the rear of the property with cottage-style door and access to the rear garden.

## FIRST FLOOR

### Master Bedroom



Master bedroom with exposed beams and a view to the front of the property. The bedroom accommodates a large bed, full-length fitted wardrobes, dressing furniture and access to the loft.

### Bedroom Two



Second double bedroom with a view to the front of the property and overhead exposed beams. Accommodating a double bed, wardrobes and dressing furniture and a wash basin.

## Bedroom Three



Third double bedroom with skylight window, exposed beams and space for a large bed and dressing furniture as seen.

## Bathroom



House bathroom with eaves storage, hard-wood flooring and three-piece suite as seen - tub bath with shower, wc, wash basin and towel rail.

## Bathroom



Second first floor bathroom sitting alongside bedrooms two and three.

With three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## Mezzanine Landing



Fantastic mezzanine landing with a view through the glass domed entrance to the front and to the ground floor lounge. With exposed beams and space for a workspace if preferable.

## EXTERNAL



## Front Garden



Flagged front garden with gated entrance and wooden footbridge leading onto the neighbouring moorlands. With surrounding shrubs and mature trees, access to further parking and patio area.

## Rear Garden



Large garden to the rear of the property with access to gated driveway to top. The garden has a deck and patio area leading from the property, a pond and central flower beds and finally a large deck to the top of the garden. Featuring multiple garden outhouses with summer house, shed and two further outhouses.

## Driveway



Gated driveway to the rear of the property with space to accommodate a minimum of two cars.

