6 Harewood Hill, Oakworth, Keighley, West Yorkshire, BD22 7NN
£325,000

HAMILTON BOWER are delighted to offer for sale this most impressive family residence set in the Worth Valley and a short distance from the World heritage site of Haworth. The residence is in need of some renovation and offers the opportunity to create a home to meet the requirements of many buyers. The property looks out over farm land and beyond and would ideally suit a large family or would make a lucrative income producing investment for short stays. Externally there is a large block paved frontage with turning circle and the added benefit of fitted solar panels.

6 HAREWOOD HILL

6 Harewood Hill is a mix of simply incredible and breathtaking rooms, bursting with period features and further extensive space which could be developed to compliment the existing dwelling. Accessed via bi-fold doors there are three semi developed areas which are large in size and currently consist of garage, workshop and wet room. this is open to two further rooms which can be used as reception rooms or bedrooms. The second of these rooms has incredibly rare period features including a large Inglenook fireplace, exposed beams and ornate gothic arches connecting the rooms. the ground floor is completed with a dressing area, shower room and conservatory. To the first floor a studio with magnificent vaulted ceiling with exposed beams and stone to the walls. There is a bathroom and conservatory and this first floor dwelling could form a holiday let or provide further living space.

GROUND FLOOR

KITCHEN DINER

This room is accessed via 3 panel bi-fold doors and has tiled flooring. There is plumbing for a washing machine and a boiler. This space could be fitted to create a large and impressive dining kitchen and is open to a living area.

LIVING ROOM

Another vast space of over 275 sq ft, this room would make the ideal lounge/family room open to the potential kitchen diner. There are windows to both front and rear and a door to the courtyard.

WET ROOM

Following on from the living room a large wet room area which could be altered to provide further living space, a more compact ground floor bathroom and a utility room.

BEDROOM

The flow of this part of the building continues through to a bedroom which has a large window to the front overlooking the courtyard and views beyond. Again the layout could be re designed to suit any potential buyer.

LOUNGE/BEDROOM

A fabulous room with stunning character features including an Inglenook fireplace, wood panelling to the walls, exposed beams and Gothic style archway.

DRESSING AREA/STUDY

Located off the lounge a room that could be used as a dressing room or study.

SHOWER ROOM

Fitted with a shower, low flush W.c and hand wash basin.

CONSERVATORY

Double glazed conservatory providing another reception space.

HALLWAY & STAIRS

To the rear of this part of the property, a hallway which leads to the first floor and could provide separate access to the first floor if intended to use as a potential holiday let.

FIRST FLOOR

CONSERVATORY

A landing area large enough for seating or study space.

LIVING AREA

A truly stunning space with vaulted ceiling, exposed beams and stone work to the walls. The room is currently an open plan studio providing kitchen, living and bedroom space.

BATHROOM

Conveniently located off the landing a bathroom ensuring the first floor can operate as a holiday let or self contained space for multi generational families.