

Charnock Bates

The Country, Period and Fine Home Specialist



Lower Bailey Fold Farm  
Bailey Fold, Allerton, Bradford, BD15 8AA





# Lower Bailey Fold Farm

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Allerton  
Bradford  
BD15 8AA

OIRO £585,000



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## Summary Description

Lower Bailey Fold Farm is a characterful farmhouse dating back to circa 1612, set within mature, established, south facing gardens, enjoying panoramic views and benefiting from three stable blocks with adjoining Ménage, along with approximately 6 acres of grazing land.

Retaining a wealth of original features including stone chamfered mullions, Inglenook fireplaces, exposed beams and trusses, stone-flagged flooring and oak sills. The accommodation briefly comprises; side enclosed entrance porch leading to an internal entrance hall, sitting room, generous shower room, utility/boot room, lounge, front entrance vestibule and dining kitchen. To the first floor are four bedrooms, box room along with a house bathroom.

## Location

Positioned within a semi-rural location on the outskirts of Allerton and occupying a hillside setting enjoying far reaching views across to Thornton. Whilst Lower Bailey Fold Farm benefits from a private semi-rural position it remains conveniently placed for an extensive range of local amenities with a wide range of retailers, restaurants and other suppliers.







## General Information

Offering an opportunity to own a characterful Grade II\* listed farmhouse Lower Bailey Fold Farm boasts a significant amount of potential to redevelop the existing outbuildings, subject to obtaining the relevant planning consents, alternatively create an income from offering livery by fully utilising the extensive stabling available, along with the ménage and adjoining 6 acres of grazing land. Constructed of irregular coursed gritstone with a stone slate roof the property is deemed to be of local significant importance and retains many internal and external features of the original building along with later additions made throughout the 17th, 18th and 19th centuries.

Internally the property comprises a shallow pedimental gabled stone porch which leads through to a main hallway having oak flooring, exposed stonework, period staircase leading to the first floor galleried landing with metal spindles and stone steps along with exposed beams and trusses. Also accessed from the main hallway is a keep cellar.

The main sitting room is a lovely cosy space boasting a large stone Inglenook fireplace with multi-fuel stove, dual aspect with double glazed timber framed to the side and one of the main features of this home is the stunning 12-light chamfered mullion window to the front elevation having oak sill. The room also benefits from exposed stonework and internal access through to the enclosed front entrance vestibule.



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A second reception room also benefits from a stone inglenook fireplace with multi-fuel stove along with beamed ceilings, 5-light chamfered mullion window to the front elevation again with Oak sill, recessed display cabinet with leaded glazed panel. Steps lead up giving access to the farmhouse dining kitchen which has an extensive range of fitted shaker style wall and base cupboards and drawers with contrasting granite worksurfaces incorporating an inset Belfast style sink with mixer tap and tiled splashbacks, recessed chimney breast housing a Rangemaster range cooker and hob, stone tiled floor with half panelled walls, external doorway to the rear courtyard.

A ground floor shower room is positioned off the hallway and comprises a modern 3 piece suite over split level including a walk-in double shower with wall mounted controls, hand shower and rain head shower having floor mounted glazed screen and tiled splashbacks, floating WC with concealed cistern, vanity unit with curved bowl basin having wall mounted mixer tap and marble effect tiled splashbacks with vanity mirror. Completing the first floor accommodation is a generous utility/boot room accessed from the main entrance hall and providing coat hooks, plumbing for an automatic washing machine and having double glazed timber window to the rear.

Moving on to the first floor, the galleried landing area has exposed beams, and double glazed window to the side elevation and gives access to the house bathroom, four bedrooms and boxroom. The master bedroom having 4-light chamfered mullion to the front elevation enjoying open views, beamed ceiling and central heating radiator. The second bedroom also has a 4-light chamfered mullion to the front elevation and exposed beams. Also to the front elevation is the third bedroom having 2-light mullion. The fourth bedroom is positioned to the rear.





## Externals

The property is approached from Cote Lane leading into Bailey Fold Drive that serves 6 properties with Lower Bailey Fold Farm the last property at the end of the drive. A turning point/parking area leads onto a cobbled forecourt which in turn gives access to the three stable blocks, ménages and grazing land. Stone steps lead from the cobbled forecourt up to an enclosed walled garden and gives access to the main front entrance, having an established rose garden to the left and lawn with flowerbeds to the opposite side. Further stone steps lead up to a stone-flagged terrace enjoying an elevated aspect over the lower gardens and views across adjoining farmland.

The south facing lower garden area benefits from an extensive lawn area with mature trees, shrubs and flowerbeds along with a stone-flagged terrace area. Adjoining the main house, a stone tack room provides secure storage and covered cobbled area gives access to both of the main stable blocks providing a combined 13 stables with an additional detached stable block proving a further 6 stables. Accessed through the attached stable block is a rear courtyard area providing a sheltered seating area.

To the rear of the stable blocks is an enclosed yard providing storage for feed and equipment. Positioned to the west of the complex is a floodlight ménage which gives access to three paddocks totalling approximately 6 acres. We are informed by the current owner that there may be an option to rent an additional 8 acres on a licence agreement.







## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Local Authority

Bradford Band F

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not. We are informed by the current owner that an established right of way exists which runs down Bailey Fold Drive and along the edge of the garden and driveway.

## Services

We understand that the property benefits from mains electric, gas and water, with sewage by way of a septic tank.

## Tenure

Freehold



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## Directions

From the centre of Allerton proceed along Allerton Road heading away from Bradford City, at the crest of the hill turn left into Cote Lane. Proceed along Cote Lane and as the road bends around to the left turn right into Bailey Fold and continue down the hill passing Higher Bailey Fold until reaching the bottom of the hill where Lower Bailey Fold Farm can be found on the right.

## EPC Rating

Listed building

## Local Information

### Nearest Stations

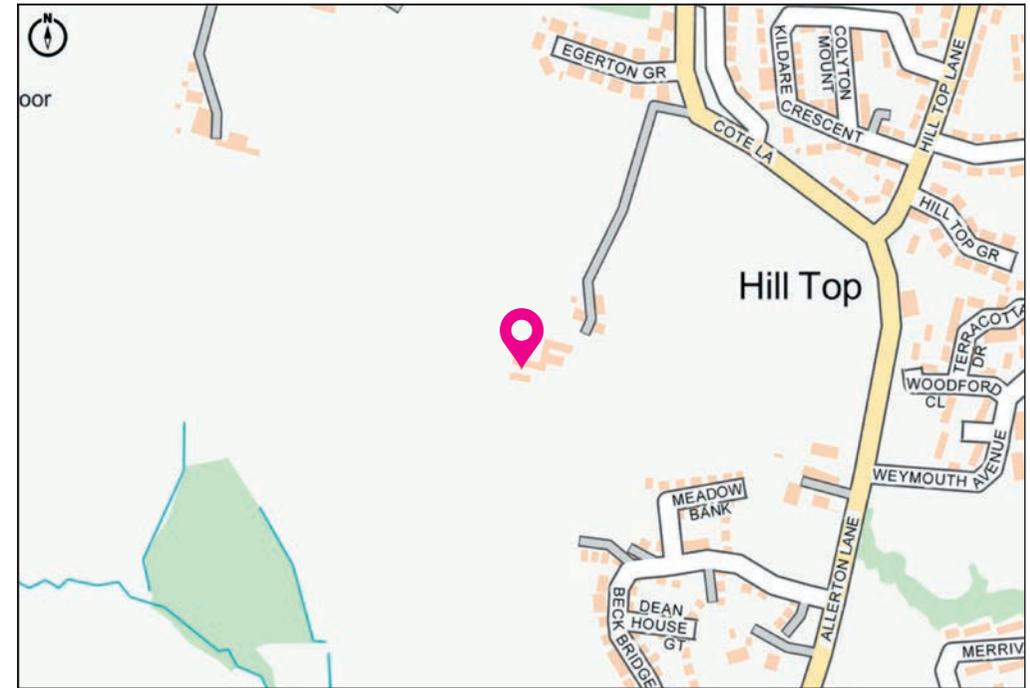
Bingley Train Station	4.1 miles
Bradford Interchange	4.2 miles
Frizinghall	4.2 miles

### Nearest Schools

Allerton Primary School	0.8 miles
St James Church Primary School	1.0 mile
Bradford Grammar School	3.7 miles

### Motorway Network

Junction 26, M62 motorway	8.7 miles
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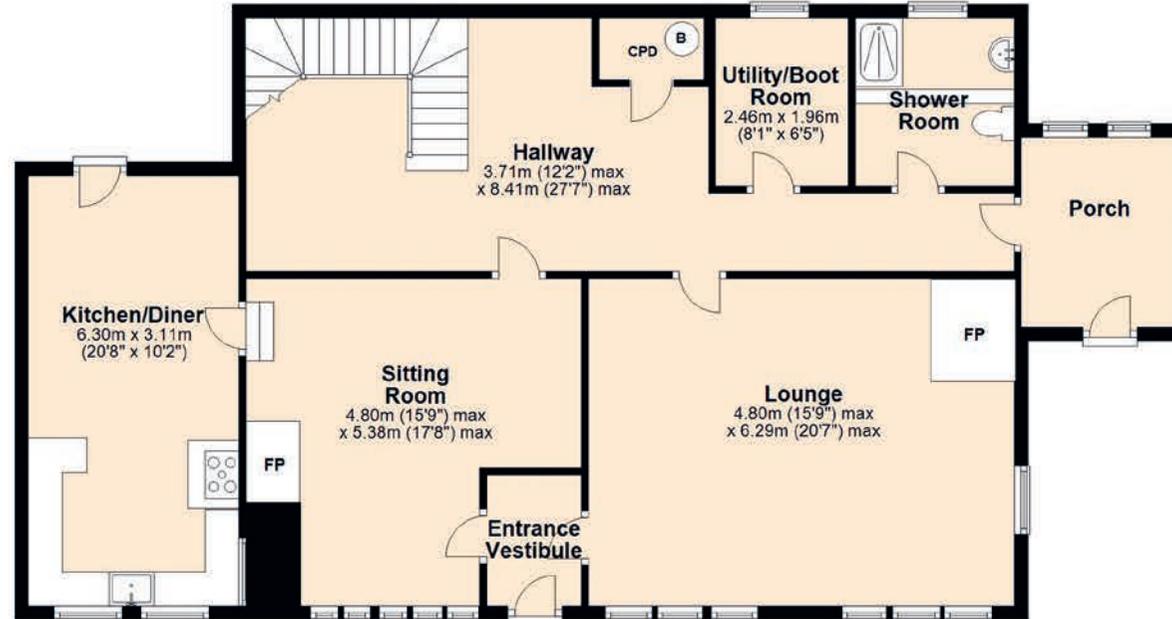




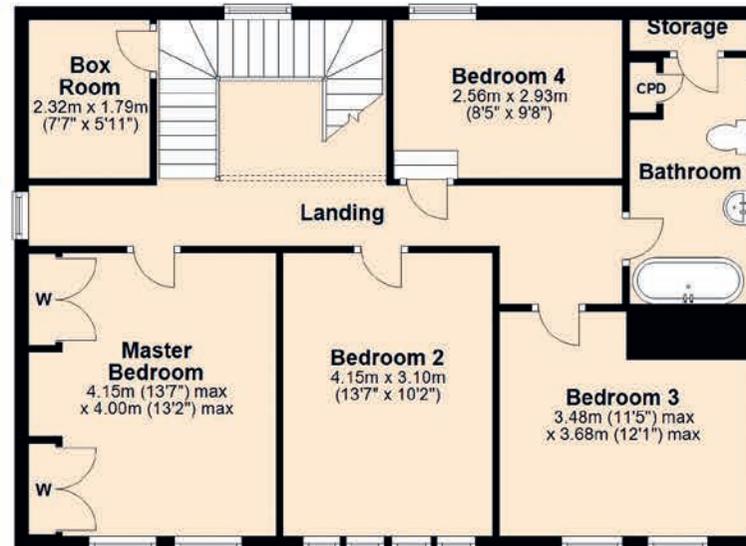
0m 15m 30m 45m

# Floor Plans: House

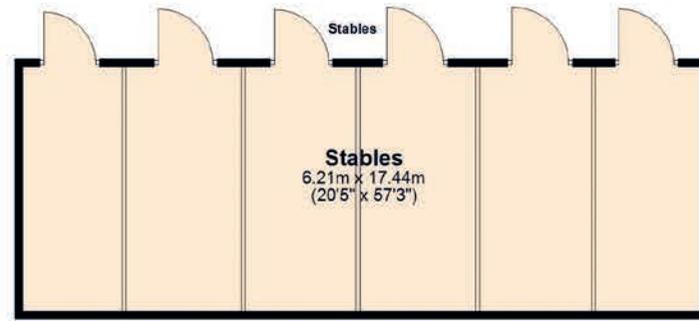
Ground Floor



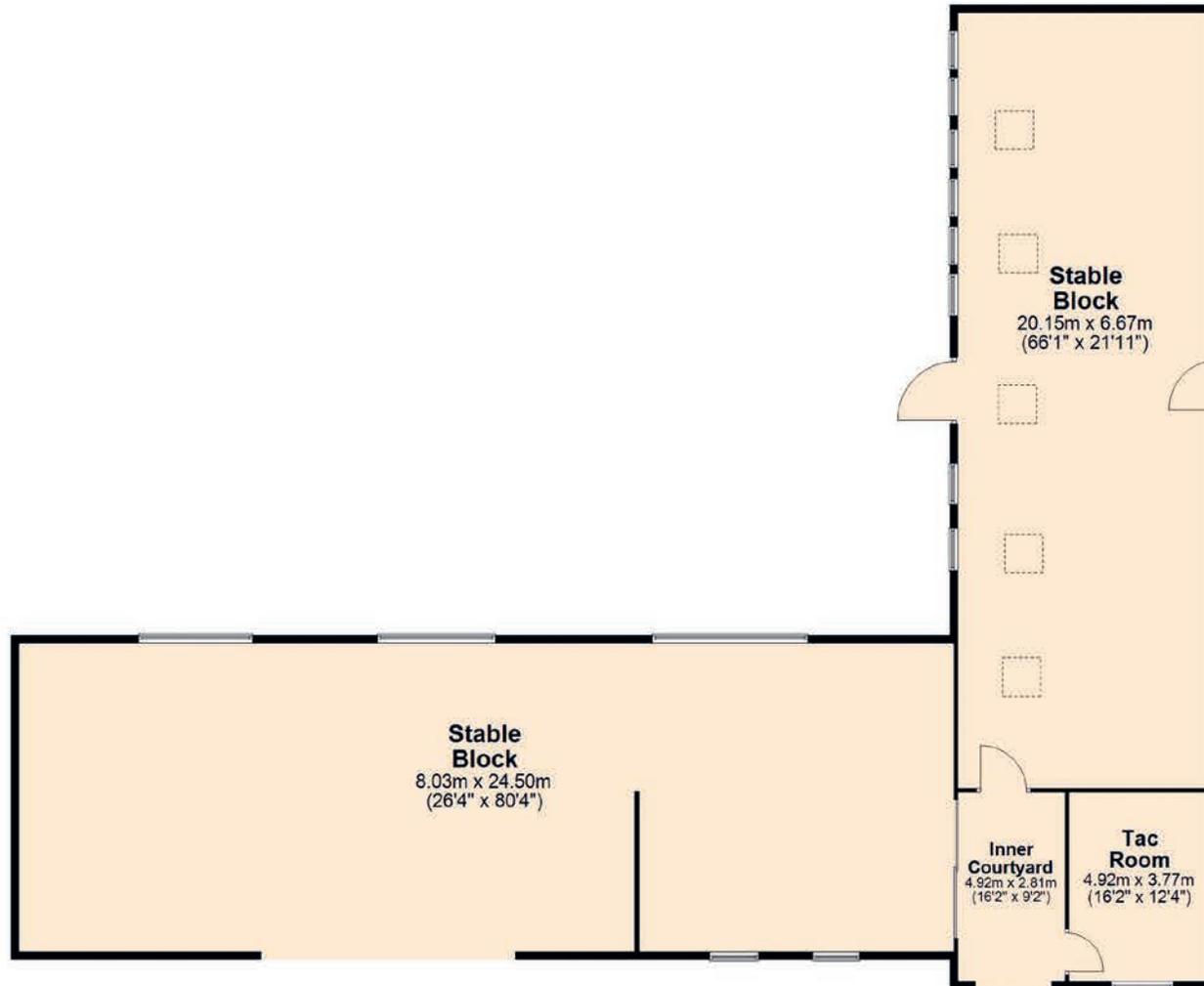
First Floor



# Floor Plans: Stables



Stables



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Property House  
Lister Lane, Halifax, HX1 5AS  
**01422 380100**  
charnockbates.co.uk

250 Halifax Road,  
Ripponden, HX6 4BG  
**01422 823777**  
email: homes@charnockbates.co.uk

Oak House,  
New North Road, Huddersfield, HD1 5LG  
**01484 903000**  
rightmove.co.uk