



Charnock Bates
Chartered Surveyors & Auctioneers





Old South Barn

Blackmoor Road | Oxenhope

Old South Barn is an exceptional semi- detached conversion of a former agricultural building, currently offering 5 double bedroemed accommodation set over 3 floors with potential to further divide bedrooms should more be required. The property is situated within an elevated position enjoying extensive far reaching views over the Bronte Village of Haworth. Externally, ample parking, gardens, terrace balcony and views.

GROUND FLOOR

Entrance Hall
Lounge
Dining Kitchen
Snug
W.C and Utily Room

FIRST FLOOR

Master Bedroom
En Suite Bathroom and Dressing Room
Bedroom Two
Bedroom Three
Bedroom Four
House Bathroom

SECOND FLOOR

Guest Bedroom
Shower Room

DISTANCES

Leeds Approx. 24 miles.
Hebden Bridge Approx 8 miles.



LOCATION

Oxenhope is a sought after picturesque village location on the doorstep of the Bronte Country with superb rural walks surrounding. Well-situated for access to many of the local business centres, with convenient train links to Leeds and Manchester. Oxenhope itself has a Co-op, post office, chemist, public house and medical centre in nearby Haworth.

GENERAL INFORMATION

The entrance hall provides access the living accommodation with staircase leading to the first floor landing.

Gas underfloor heating throughout the property.

A wide range of oak bespoke base, drawer and eye level units to the dining kitchen with centre island and granite worksurfaces. The appliances include a 'Smeg' double oven with 6 ring gas hob and extractor above, integrated dishwasher, fridge and freezer. Tiled floor. Doors lead out to the terrace balcony.

The lounge is a spacious room with doors leading out to the balcony where to enjoy the extensive views. The central feature being the stone fireplace with display niches and beamed mantle, the fireplace incorporates a gas burning stove. Double doors lead through to the snug.

Plumbing in the utility for a washing machine. Tiled floor.

A white suite to the W.C comprising, wash hand basin and W.C. Tiled floor.

The first floor landing accesses the master bedroom, bedroom 2, 3, 4 and house bathroom. A staircase leads to the second floor.

The master bedroom suite is a spacious room with doors leading into the dressing room and en suite. The en suite comprises, shower cubicle, free standing bath, wash hand basin and W.C. Tiled splashbacks and tiled floor.

A contemporary white suite to the house bathroom comprising;- free standing bath, wash hand basin, W.C and overhead shower to the wet area. Travertine tiled walls and floor.

The second floor landing is a spacious area with sitting area and newly fitted wardrobes. Doors access the guest bedroom and shower room. Under eaves storage.

The guest bedroom is a good sized room with Velux windows which can easily be divided to create further bedrooms should this be required.

Newly fitted white suite to the shower room comprising;- shower cubicle, wash hand basin and W.C. Under eaves storage.

There is a store room which has the potential to create a sauna.

EXTERNALS

A tarmac parking area provides ample parking. To the side of the property a superb terrace balcony where to enjoy the extensive far reaching views across Haworth and the surrounding countryside. Steps to the side lead down to the lawn garden with a path leading to the under balcony store.

The under balcony store has the potential to create into garage if access was created. Garage size approx 3.3m X 12m.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

LOCAL AUTHORITY

Bradford MBC

WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

SERVICES

We understand that the property benefits from all mains services except for the drainage which is an electric powered water purification system (situated within the neighbours land). Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

TENURE

Freehold

DIRECTIONS TO

From Halifax proceed on the main A629 Keighley Road towards Denholme. Just before the village of Denholme on the bend (salt pile on the right hand side) turn left onto Long Causeway signposted to Oxenhope. Proceed straight along this road through the open countryside passing the Dog and Gun Public House. Continue until taking a right turning onto Black Moor Road. Continue straight forward on Blackmoor Road, passing the Quarry on the right hand side, follow the road forward until turning left through white gates, follow the drive straight forward until reaching Old South Barn straight ahead.

For Satellite Navigation- BD22 9SX

IMPORTANT NOTICE

CHARNOCK BATES for themselves and for vendors of this property whose agents they are give notice that:

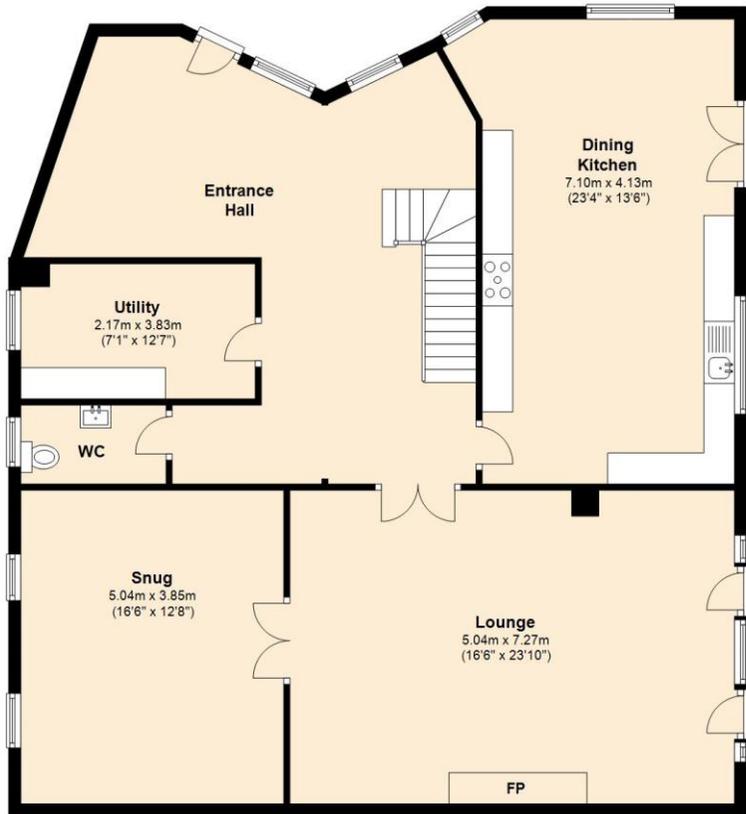
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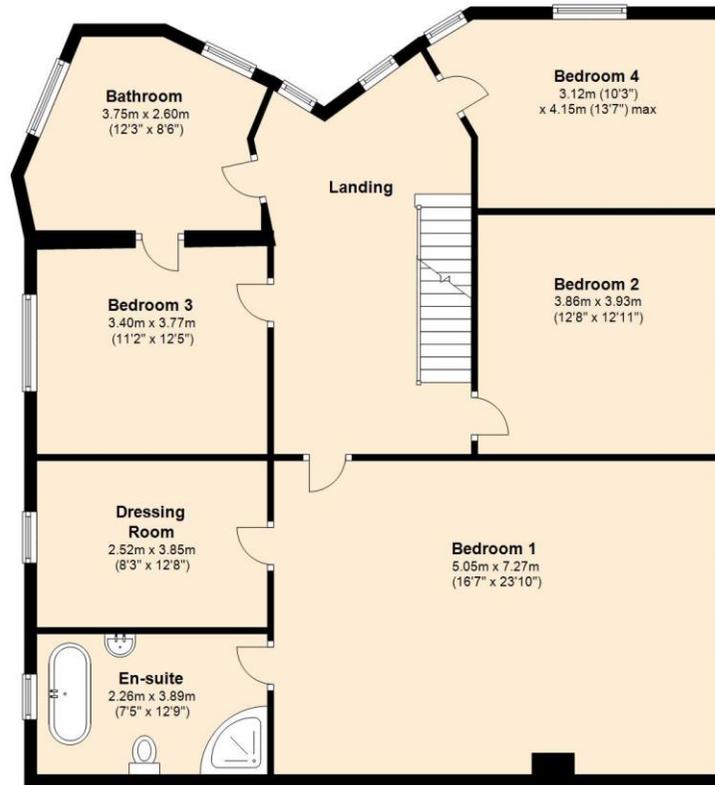




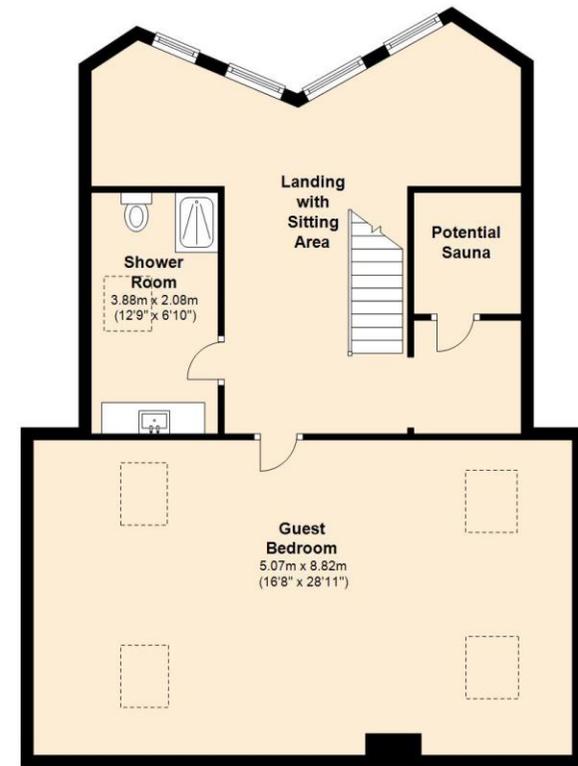
Ground Floor



First Floor



Second Floor





HALIFAX

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HUDDERSFIELD

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