



# Davies Properties



**1 Browfield Spring Gardens Lane, Keighley, BD20 6LS**

**Offers Over £500,000**

## WITH GENEROUS GROUNDS AND DEVELOPMENT POTENTIAL

A rare opportunity for families and buyers seeking space and charm — this handsome six-bedroom Victorian semi-detached home sits on a substantial plot in a quiet corner of Keighley. Brimming with character and offering excellent flexibility across four floors, it's an ideal choice for those looking to put down long-term roots.

Built in 1856 by the notable Clapham family, this impressive stone-built property combines period features with practical living. The ground floor welcomes you with a spacious hallway, a cosy lounge, a flexible playroom or home office, and a utility area. Downstairs, a large family dining kitchen is perfect for entertaining, with additional storage. The upper floors offer six well-sized bedrooms, stylish bathrooms, and further storage options — ideal for modern family life.

The house is surrounded by established gardens on three sides, providing plenty of outdoor space and privacy. A sweeping driveway with turning circle ensures ample parking. Most notably, the sizeable extra land included — held under a separate title — offers fantastic potential for future development (subject to planning), making this a smart investment as well as a beautiful home.

Keighley provides a great mix of green space, excellent local schools, Airedale General Hospital, and easy transport links. Local highlights include Cliffe Castle Park and East Riddlesden Hall. Properties with this much space and potential in such a well-connected location are seldom available — viewing is strongly advised.

## LOWER GROUND FLOOR

### Family Dining Kitchen 29'00" x 15'1" (8.84m x 4.60m)

This is the hub of the home. A spacious and inviting dining kitchen, where the family can come together at mealtimes and enjoy quality family time. Featuring stylish tiled flooring with underfloor heating and a charming selection of solid wood base units complemented by wooden work surfaces and tasteful tiled splash-backs. A classic double porcelain Belfast sink with a swan neck mixer tap enhances the room's character, while a range-style gas cooker provides both functionality and style. Adding warmth and ambiance, a wood-burning stove is set within an inglenook-style fireplace, complete with a decorative wooden surround. The space is bathed in natural light from double-glazed wooden sash windows, with a wooden door leading seamlessly to the rear patio - perfect for outdoor dining or relaxation in the summer months.

A convenient door also provides access to an under-house storage area, adding practicality to this beautifully crafted home.

## GROUND FLOOR

### Entrance Hallway

Step into a grand tiled vestibule, adorned with original period features, leading through a beautifully preserved stained glass door into the entrance hall. This welcoming space boasts original patterned tiled flooring and an elegant staircase ascending to the first floor, featuring intricate original wood carvings. The high ceilings are framed with ornate cornicing, preserving the home's Victorian charm and adding a touch of sophistication to this stunning entryway.

### Toilet / Utility Room 14'1" x 6'10" (4.29m x 2.08m)

This practical utility room is equipped with a W/C, plumbing for a washing machine, and space for a tumble dryer, alongside a central heating radiator and the property's boiler. Thoughtfully designed with a circular stainless steel sink set into a wooden worktop, it offers both functionality and style. The room features wood-framed single-glazed sash windows and retains (what would have been) the servants' entrance door, which conveniently leads down to the family dining kitchen.

### Living Room 15'10" x 12'00" (4.83m x 3.66m)

A beautifully appointed living room, featuring elegant wooden flooring and a striking open fire, framed by a marble surround and hearth, creating a warm and inviting focal point. The room is bathed in natural light through wood-framed double-glazed sash windows on the front and side elevations, with the front window showcasing a charming bay design. Original period details, including intricate cornicing and a decorative ceiling rose, enhance the room's character, adding timeless elegance to this exceptional living space - perfect for the family to come together and relax and watch a movie in front of the fire, spending quality time together.

### Playroom / Snug 15'4" x 9'1" (4.67m x 2.77m)

This cosy and versatile playroom/snug offers comfort and style, featuring laminate flooring with underfloor heating for added warmth. A double-glazed sash window on the side elevation provides picturesque long-distant countryside views, filling the room with natural light. Additional highlights include a central heating radiator and classic ceiling cornice and coving, adding a touch of elegance to this inviting space.

## FIRST FLOOR

### Half Landing

The half landing features charming wood-framed double-glazed windows on the side elevation, allowing natural light to flow through. This area leads seamlessly into the spacious main landing, enhancing the sense of openness in the property.

### Main Landing

This generously sized landing area offers versatile potential, ideal for use as an office or play space. Beautifully preserved original features include ornate cornicing and a decorative ceiling rose, adding elegance and character. A practical under stairs storage cupboard provides additional convenience, enhancing the functionality of this expansive landing.

### Master Bedroom 15'9" x 14'9" (4.80m x 4.50m)

The master bedroom exudes charm with its exposed floorboards and wood-framed double-glazed sash windows on the front and side elevations, offering sweeping countryside views. This spacious room includes a central heating radiator and built-in storage for added convenience. An elegant open fireplace with a marble surround and hearth serves as a stunning focal point, combining warmth with timeless sophistication.

### Bedroom Two 11'1" x 10'6" (3.38m x 3.20m)

This bedroom features a wood-framed double-glazed sash window on the side elevation, filling the space with natural light. Elegant cornicing adorns the ceiling, while a central heating radiator ensures warmth and comfort, making this a serene and inviting room.

### Bedroom Three 14'3" x 8'7" (4.34m x 2.62m)

This charming bedroom showcases an original cast iron feature fireplace, adding a touch of historical elegance. The room includes a built-in storage cupboard, a wood-framed double-glazed sash window on the front elevation, and a central heating radiator for comfort. Decorative ceiling coving enhances the room's character, creating a cosy and refined atmosphere.

### Shower Room 5'11" x 5'3" (1.80m x 1.60m)

The stylish shower room features underfloor heating for added comfort, showcasing a modern shower cubicle, a W/C, and a pedestal hand wash basin. Elegant Travertine tiles adorn both the floor and walls, exuding luxury, while a chrome heated towel rail enhances functionality and warmth, creating a chic and inviting space.

## SECOND FLOOR

### House Bathroom 15'0" x 10'9" (4.57m x 3.28m)

This exquisite main bathroom features a luxurious free-standing bath, complemented by a W/C and a built-in vanity sink unit for a touch of elegance. A bidet adds convenience, while a central heating radiator ensures a comfortable atmosphere. The space includes a loft hatch and a charming wood-framed single-glazed window on the side elevation, allowing natural light to illuminate the room. Enhancing its character are an ornate cast iron fireplace and stylish spotlights in the ceiling, creating a warm and inviting ambiance.

### Bedroom Four 17'1" x 15'9" (5.21m x 4.80m)

This inviting bedroom features exposed beams that add rustic charm and character. A wood-framed single-glazed window on the side elevation enjoys countryside views and fills the space with natural light, while a central heating radiator ensures comfort throughout the year, making it a cosy retreat. This room could be utilised as a cinema/games room.

### Bedroom Five 15'8" x 8'3" (4.78m x 2.51m)

This charming bedroom boasts exposed floorboards and beams, creating a warm and inviting atmosphere. Two Velux windows flood the space with natural light, enhancing its airy feel. A central heating radiator ensures year-round comfort, making this a cosy and appealing retreat.

### Bedroom Six 11'3" x 11'1" (3.43m x 3.38m)

This delightful bedroom features exposed floorboards and beams, adding character and charm. Two Velux windows illuminate the space with natural light, creating a bright and airy ambiance. A central heating radiator ensures warmth and comfort, making it a cosy and inviting space for rest and relaxation.

## EXTERIOR

A grand driveway gently winds down to a spacious turning circle, providing abundant parking and an inviting outdoor area ideal for summer entertaining. A charming pathway curves through the upper garden, adorned with mature shrubs and greenery, leading to a serene rear patio. The garden itself is lush with an array of mature trees and beautifully landscaped shrubs, creating a tranquil and private outdoor retreat. There is also a free-standing garage located at the top of the driveway.

## Land

An exceptional opportunity awaits with a separate parcel of land situated adjacent to the main garden of the property, registered under Title Number: WYK13889. This prime piece of land offers immense potential for development, making it an attractive prospect for investors or those looking to create bespoke housing. Subject to securing the necessary planning permissions from the local Council, this land could be transformed into a unique residential project or other visionary development, capitalising on its favourable location and surrounding amenities. Don't miss the chance to explore the possibilities and realise its full potential.

## OTHER INFORMATION

~ Tenure: Freehold

~ Council Tax Band: F

~ Parking: There is ample off-road parking in front of the property and a detached garage.

~ Broadband - according to the Ofcom website there is 'Standard' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.





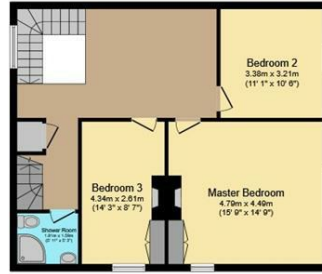
# Floor Plan



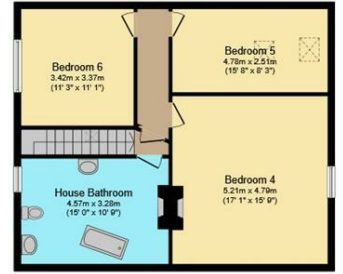
Lower Ground Floor



Ground Floor



First Floor

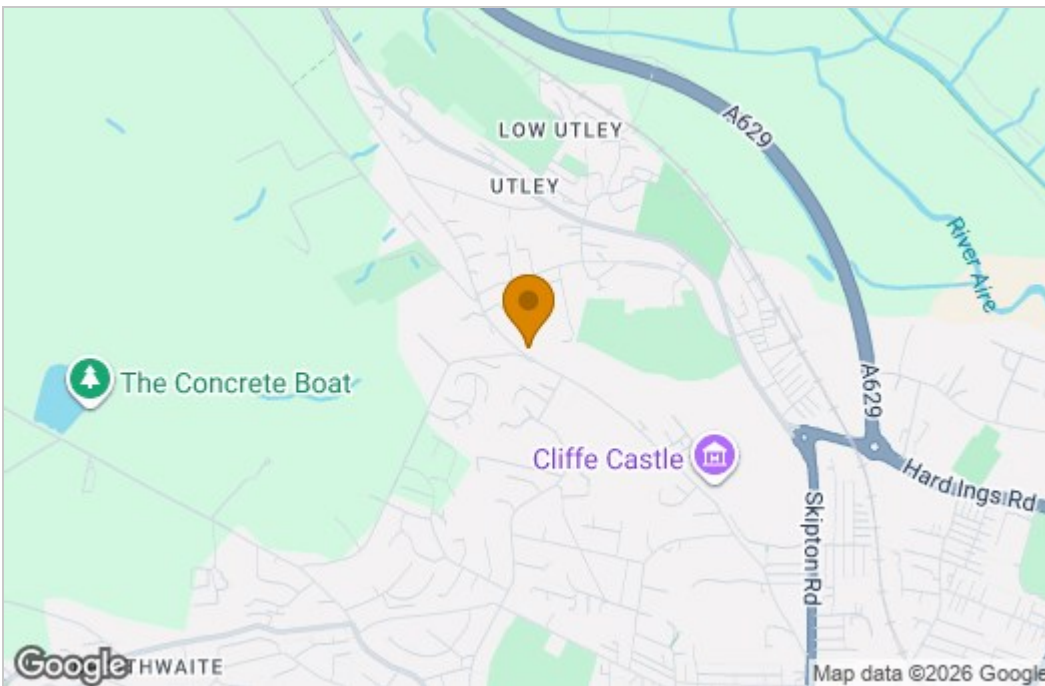


Second Floor

Total floor area 266.9 m<sup>2</sup> (2,873 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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