



Roper Lane, Queensbury

£675,000

*FIVE BEDROOMS * THREE BATH/SHOWER ROOMS *
* TWO RECEPTION ROOMS * STUNNING GARDENS * FAR-REACHING VIEWS *

A truly charming detached The Barn House offers an exceptional blend of character, space and semi-rural living. Boasting five well-proportioned bedrooms, including two with en-suite facilities, this beautiful home provides generous accommodation throughout. The ground floor features two inviting reception rooms, perfect for both family living and entertaining, along with two bathrooms and a well-designed layout that flows effortlessly. Externally, the property benefits from two garages and a range of outbuildings, which offer fantastic potential to be converted into a self-contained annex, home office or studio (subject to any necessary consents). Set within stunning, manicured gardens, the home enjoys superb far-reaching views to the front, creating a peaceful and picturesque setting that is hard to match.





Entrance

With tiled floor and radiator.

Sun Room

With radiator, underfloor heating, bi-fold doors.

Breakfast Kitchen

17'9" x 13'8" (5.41m x 4.17m)

With a range of fitted wall and base units incorporating granite work surfaces, sink unit, integrated fridge/freezer, double glazed window, microwave, washing machine, wine cooler, oven, hob, extractor hood, breakfast bar, oak flooring, feature radiator and double glazed window.

Dining Room

16' x 16'1" (4.88m x 4.90m)

Having a multi fuel effect living flame gas fire in fireplace surround, radiator and double glazed window.

Lounge

13'8" x 18'6" (4.17m x 5.64m)

Having a multi fuel fire, barn window, far-reaching views, feature radiator.

Bedroom Four

14'1" x 8'6" (4.29m x 2.59m)

With radiator and two double glazed windows.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window.

Bedroom Five

10'6" x 8'2" (3.20m x 2.49m)

With radiator and double glazed window.

First Floor

Galleried landing.

Bedroom One

14'11" x 17'2" (4.55m x 5.23m)

Having modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, radiator, velux window.

Bedroom Three

14'1" x 10'7" (4.29m x 3.23m)

With walk-in wardrobe, radiator and velux window.

Bedroom Two

13'10" x 12'7" (4.22m x 3.84m)

Modern fitted wardrobes, velux window. En-Suite Shower Room;





En Suite Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, wash basin, radiator and velux window.

Exterior

Moving outside, the front driveway offers off-road parking for several vehicles and wraps around to the rear. A patio sits beside the lawn, bordered by a drystone wall where you can relax and enjoy far-reaching countryside views.

To the fully enclosed rear, a range of outbuildings—including a double garage, garden room, and workshop—span approximately 45ft x 15ft. With the necessary permissions, this space offers excellent potential for an annexe or versatile living area.

The beautifully landscaped garden features a large lawn edged with well-maintained trees, shrubs, and plants for year-round colour. A patio runs alongside the outbuildings and extends at the far end, creating a perfect space for entertaining or simply unwinding in peaceful surroundings.

Directions

From our office on Queensbury High Street head towards Russell St, turn right onto Roper Ln and The Barn House will be seen displayed via our For Sale board.

TENURE

FREEHOLD

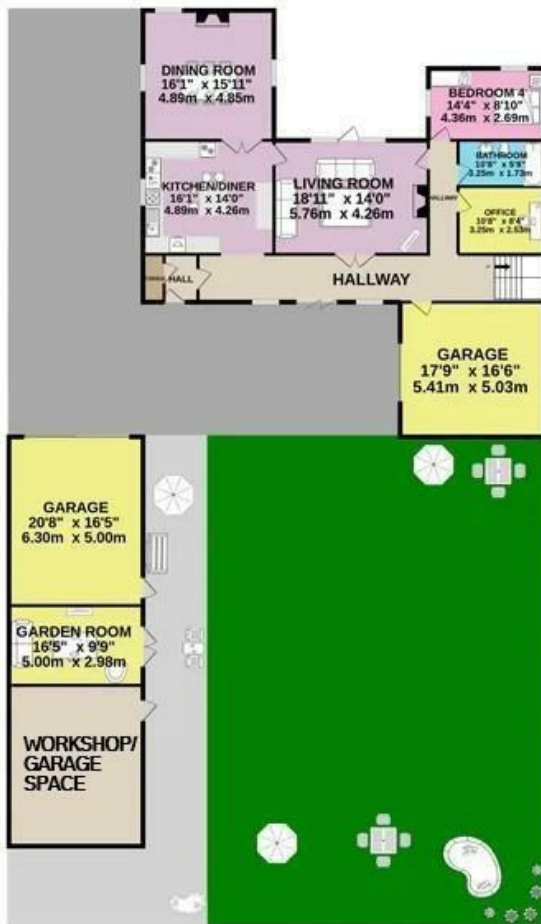
Council Tax Band

E / Bradford



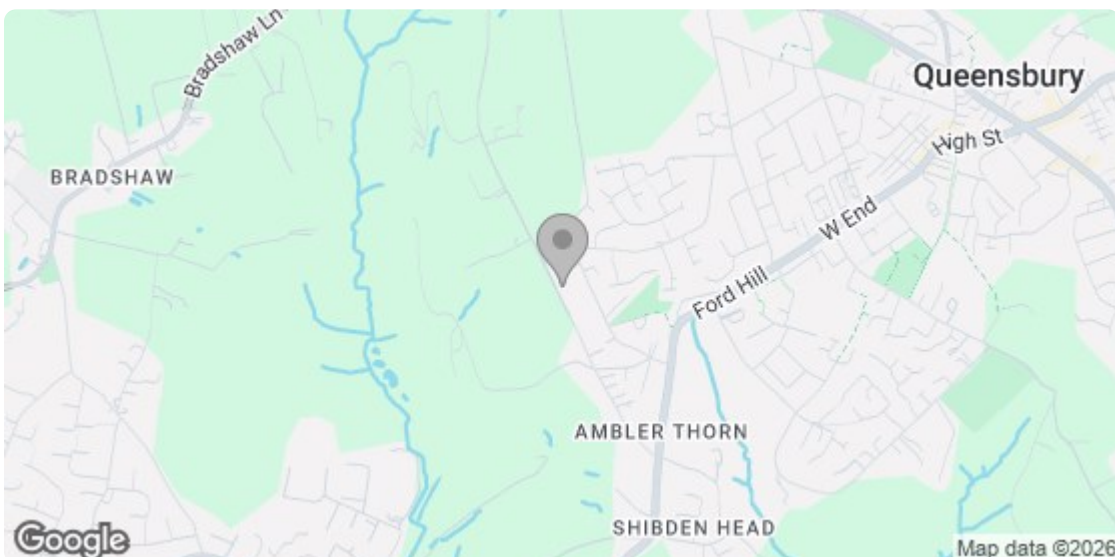
GROUND FLOOR
2462 sq.ft. (228.8 sq.m.) approx.

1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA - 3531 sq.ft. (328.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	69	77

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk