



Upper Shay, Allerton

£875,000

A distinctive five-bedroom former farmhouse set in nearly 2 acres of secluded grounds, enjoying open countryside views yet only two miles from local shops, pubs, restaurants and supermarkets. Bingley, Shipley, Keighley and Bradford are all reachable within 20 minutes.

The property offers exceptional character, with original features including beamed ceilings, cast-iron fireplaces, flagged floors and mullion windows. The grounds include a private woodland of over 1,000 trees planted 25 years ago, attracting abundant wildlife and offering superb privacy.

Inside, Sydale Farm features a spacious entrance hall leading to the main reception rooms, a utility/WC, four first-floor bedrooms and family bathroom, plus an attached annexe with its own kitchen, lounge, shower room and double bedroom. Additional highlights include a large integral garage, a generous conservatory with valley views, and an attached barn suitable for multiple uses. The home is fully double-glazed with central heating throughout.





Entrance

With tiled floor and useful storage cupboard.

Annexe

Kitchen

6'4" x 11'5" (1.93m x 3.48m)

Modern fitted kitchen having a range of wall and base units incorporating oven, hob, plumbing for auto washer, radiator and velux window.

Lounge

12'5" x 14'4" (3.78m x 4.37m)

With radiator, double glazed window and velux window.

Shower Room

Three piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Bedroom

12'4" x 8'6" (3.76m x 2.59m)

With radiator, double glazed window and useful storage cupboard.

Hall

With parquet floor, wood burning fire, radiator and velux window.

Lounge

15'8" x 13'4" (4.78m x 4.06m)

With electric fire in fireplace surround, beamed ceiling, radiator and double glazed window.

Conservatory

14'5" x 11'4" (4.39m x 3.45m)

With tiled floor, French doors to garden.

Dining Kitchen

Fitted dining kitchen having a range of wall and base units incorporating twin sink unit, dishwasher, flagged floor, double glazed window, radiator and open fire.

Snug

14'7" x 13 (4.45m x 3.96m)

With a wood burner, beamed ceiling, window seat, radiator and double glazed window.

WC

Two piece suite comprising low suite wc, pedestal wash basin, plumbing for auto washer, radiator and double glazed window.

First Floor

Bedroom Two

15'5" x 11'9" (4.70m x 3.58m)

With an ornamental fireplace, radiator, double glazed window and window seat.

Bedroom Three

13'8" x 9' (4.17m x 2.74m)

With an ornamental fireplace, radiator, double glazed window and window seat.

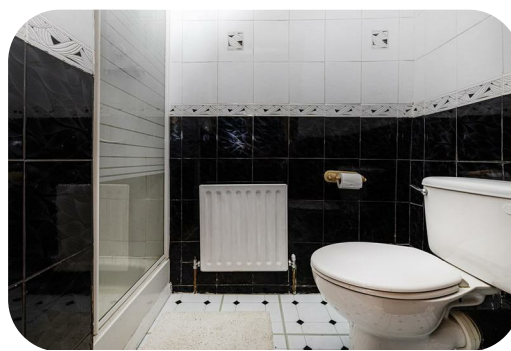
Bedroom One

13'7" x 11'8" (4.14m x 3.56m)

With radiator and double glazed window. En-Suite shower room;

En Suite Shower Room

Two piece suite comprising shower cubicle, low suite wc.





Bedroom Four

13'9" x 8'9" (4.19m x 2.67m)

With radiator, velux window, eaves storage.

Bathroom

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

Exterior

The property extends to just under two acres and features a variety of outdoor spaces, including an elevated front garden, a lawned side garden, and a beautifully maintained, well-stocked enclosed garden to the rear. In addition, there is a dedicated vegetable garden, a paddock, and an area of private woodland. A private driveway leads to an ample parking area.

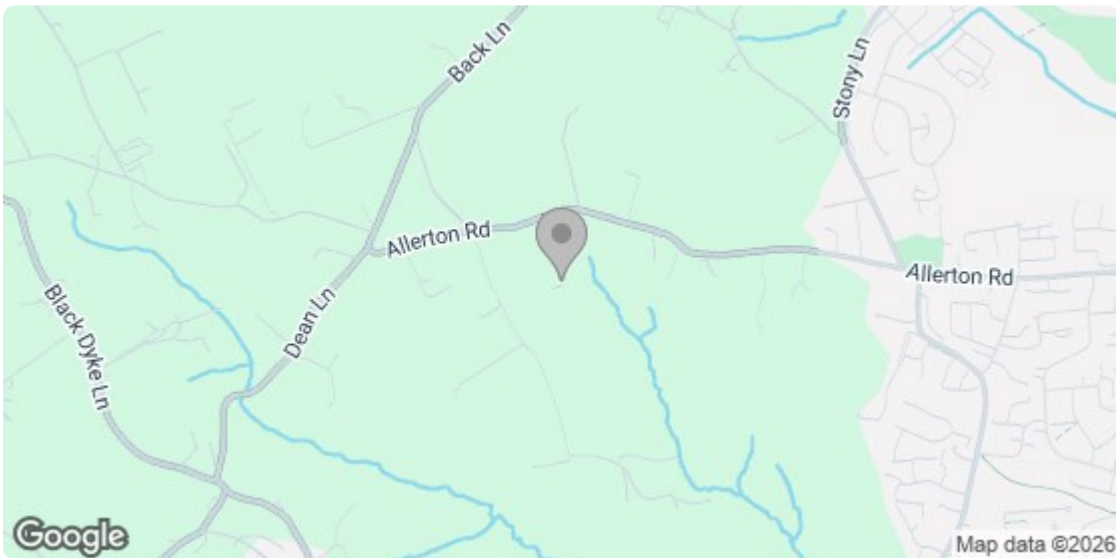
Barn

The attached barn previously benefited from planning permission (now lapsed) for integration into the main house, offering the potential for approximately 1,100 sq ft of additional living accommodation. Alternatively, subject to the necessary consents, it could be adapted for a variety of other uses.

Directions

From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout, take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, turn left onto Allerton Rd, turn left and the property will be seen displayed via our For Sale board.





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 (CO₂) Rating			

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