



# Calf Edge Farm

Lothersdale | Keighley | West Yorkshire | BD20 8HU

MSW HEWETSONS



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Guide Price of £1,650,000

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A rare opportunity to purchase a small farm or estate situated in an idyllic rural setting within close proximity to local market towns and major business centres to both Yorkshire and Lancashire. Leeds Bradford Airport 40 mins and Manchester Airport 60 mins. Quality principal house, adjoining barn which had planning permission for further development together with a range of extensive farm buildings and facilities with ring fenced surrounding farmland extending to approximately 104 acres.

## Construction

The property is constructed of stonework with a pitched slate roof supported on timber.

## Accommodation Comprising;

### Ground Floor

#### Entrance Porch

Oak digital timber panel door, double glazed side windows to either side, stone flagged floor, timber ceiling.

#### Living Room

Pine glazed entrance door. Original oak braced roof trusses and timbers, Upvc stone mullioned windows to front elevation with oak window seat and panelling. Arched 'Inglenook' style stone fireplace with 'Clearview' multifuel stove on raised flagged hearth.

#### Sitting Room

Oak beamed and trussed ceiling supported on stone corbels. Upvc double glazed stone mullioned windows to front and gable elevations with oak seating, two double panel radiators, carved stone 'Inglenook' fireplace with stone hearth, built-in oak cupboard with stone and oak shelving above. Understairs

store with drinks cabinet and double panel radiator.

#### Farmhouse Kitchen

Range of pine-oak furniture with complimentary ceramic tiled splash backs, timber beamed and trussed ceiling, one and a half stainless steel sink unit with mixer tap and waste disposal. Built on 'Meile' dishwasher, built-in twin fridges, feature stone mullioned display and side windows. Two oven Calor gas Aga with matching side boiler providing heating and domestic hot water. Upvc stone mullioned window to front elevation. Timber beamed ceiling.

#### Boot Room

Ceramic quarry tile floor, single drainer stainless steel sink unit with tiled splash backs, hot and cold supply, Upvc stone mullioned window to rear elevation, cloaks hanging. Aluminium door gaining access to attached garage.

#### Rear Hallway

Stone flagged floor, single panel radiator, feature timber panelling, Upvc door with

stable style top window, Upvc side window, exposed stonework.

#### Study

Twin Upvc double glazed windows to front elevation, feature glazed timber panelling, timber panelled ceiling, single panel radiator.

#### Shower/Cloaks Room

Fully tiled shower cubicle with 'Mira' fitment, wash hand basin in vanity unit, wc, ceramic tiled flooring and splash backs, extractor fan, single panel radiator.

#### Utility Room

Fitted base and wall units with ceramic tiled splash backs, single drainer stainless steel sink unit, plumbed for washing machine & dryer. Built-in original 'Moffit' electric oven and grill, single panel radiator, separate storage room.

#### Pantry

Fitted timber and stone shelving, stone flagged floor.

# Particulars of sale

## First Floor Landing

Open landing area with original timber balustrade, original panelling and timber trusses, Upvc window to gable elevation.

## Principal Suite/Bedroom One

Upvc stone mullioned windows to front, rear and gable elevation, double panelled radiator. Fitted oak limed bedroom furniture including full wardrobes and bedside cabinets. Double and single panel radiator.

## En Suite Bathroom

Containing four-piece suite, comprising limed oak panelled bath with antique style brass mixer tap, twin wash hand basins in limed oak vanity units with fitted cupboard, drawers and mirrors. wc, traditional style brass finished radiator towel rail, Upvc window to rear elevation.

## Bedroom Two

Upvc stone mullioned windows with stone windowsill to front elevation, fully fitted pitch pine wardrobes, single panel radiator.

## Bedroom Three

Upvc stone mullioned window with stone windowsill to front elevation, single panel radiator, timber beamed ceiling, original stone and cast iron basket fireplace.

## Bedroom Four

Upvc stone mullioned window with stone windowsill to front elevation, single panel radiator, fitted wardrobes with knee holed vanity seating.

## House Bathroom

Containing three-piece suite comprising timber panelled bath with antique style chrome mixer tap and shower fitment,

'Sanitan' traditional wash hand basin with brass taps set in vanity unit, matching 'Sanitan' wc, fitted oak furniture and mirrors. Traditional brass radiator towel rail, Upvc window to rear elevation.

## Barn Storage Room

Large Barn storage Room with tongue and groove boarded floor, original timbers, single glazed window to inner gable. This room could easily be converted to form additional bedroom and ensuite bathroom accommodation to the main house.

## Garage

Attached garage with twin arched entrance doors with roller shutter steel doors, parking for four/five cars with separate cloaks and log store area. Light, power and water installed.

## Attached Barn

Barn attached to the main house with great development opportunity to extend or to develop an annex or separate living accommodation. Original timber trussed beamed roof structure, original stock booses and suspended timber floor.

## Attached Shippon

Attached to the rear of the barn is a separate attached shippon,

## 'Atcost' building

To the rear of the barn is a concrete portal 'Atcost' agricultural store.

## Workshop

Potting shed:  
Part of the 'Atcost' portal building which has been partitioned off as a potting shed and garden implement.

## Secondary Storage Building

To the back of the 'Atcost' building is a separate large storage building constructed of blockwork with timber and new corrugated roof, large steel double entrance door.

## Dutch Barn

Detached Dutch barn constructed of block work with timber and corrugated roof.

To the rear of the main house and barns is a large concrete area with midden implement storage areas and silo.

Accessed off the highway over a concrete metalled road onto a private tarmac road leading to property across a cattle grid with separate timbered five bar gate. Opening onto a large gravel driveway, ample parking and turning, separate cobbled area leading to the rear of the property and barns.

Separate concrete driveway leading past the man house, barns and agricultural facilities to the rear.

## Curlew Barn

A traditional detached stock barn set on the boundary of the farm suitable for further development with outline residential planning permission.

## Solar Panels

Solar panels to the barn producing £1500 PA net.

## Gardens

Attractive lawned landscaped garden areas to the front and side of the property. Raised lawned gardens to the side of the property with kennelling, timber glazed greenhouse, potting shed, separate walled coppice.

## Land

Land extending to approximately 104 acres including wooded area to the south elevation, with shelterbelt and pheasant drive adjacent to the moorland. Land is subject to a grazing license with short-term notice to gain vacant possession. (land plan available)

## Services

Mains electricity, private spring water supply (filtered & tested), private Klargester septic system, calor gas providing Aga cooking and domestic hot water.

## Tenure

Freehold with benefit of vacant possession upon legal completion.

## Council Tax

Band E payable to Craven Council.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E		
21-38	F		
1-20	G	2   G	

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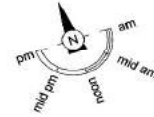
Approximate Gross Internal Area : 381.23 sq m / 4103.52 sq ft

Garage : 93.80 sq m / 1009.65 sq ft

Workshop : 80.74 sq m / 869.07 sq ft

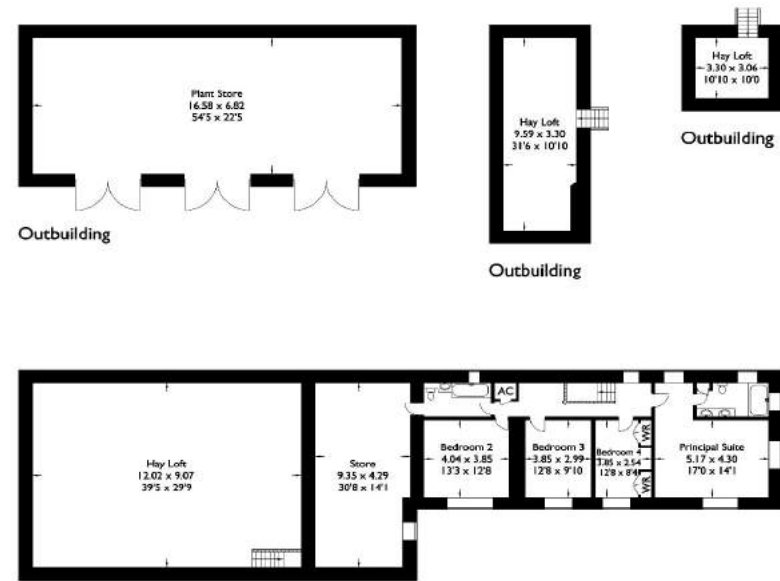
Outbuilding : 637.06 sq m / 6857.25 sq ft

Total : 1192.83 sq m / 12839.52 sq ft



Ground Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor

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