



Whinney Hill Farm, Trough Lane, Oxenhope, BD22 9SN

An exceptional stone built five-bedroom farmhouse offering spacious family living accommodation with adjoining paddock delightfully situated within a first-class village location enjoying an elevated position with outstanding views towards the open countryside. **NO CHAIN**

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Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £725,000

Accommodation

- Outstanding farmhouse
- Flexible living accommodation
- In need of some modernisation
- Five bedrooms
- Deceptively spacious
- Character features
- Idyllic location
- Beautiful views
- Large well presented gardens

General Remarks

Delightfully situated in an elevated position enjoying outstanding views is a stone built five-bedroom farmhouse offering spacious family living accommodation planned over two floors. The rather deceptive nature of the property offers any would be purchaser versatile and flexible living which has huge potential to create a separate annexe for a dependant relative subject to building regulations approval.

The property includes a combination of UPVC double glazing and wood framed windows together with LPG gas heating. and ensuite facilities to the master bedroom. Although the property requires some modernisation it retains many character features and the farmhouse will almost certainly appeal to the more discerning purchaser seeking a quality home and an internal inspection is fully recommended.

The accommodation comprises entrance lobby, reception hallway, spacious living room, family room, conservatory, dining kitchen, dining room, breakfast room, utility room, snug, gym and shower area with sauna. Staircase from the main reception hall leading to landing, Master bedroom with dressing room and en suite shower room, four further bedrooms, two bathrooms and wc.



Outside the property is approached via a private driveway leading to extensive driveway with parking. Gardens to the front and rear with lawn patio areas, flower beds, trees, shrubs, and adjoining paddock. The property also enjoys seclusion and stunning views over the open countryside and beyond.

The property is delightfully situated in a superb, elevated position enjoying an idyllic location in the popular village of Oxenhope. Oxenhope village centre offers a range of shops, amenities, traditional public houses and well-respected primary school. The location is also considered to be within daily commuting distance of many West and North Yorkshire and Lancashire business centres which include Bingley, Keighley, Bradford, Halifax, Ilkley and Leeds.













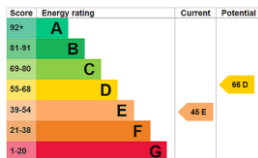


Floorplans





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Dacres Surveys

Call for a quote
01943 885 400

Contact us

01274 560421

bingley@dacres.co.uk

Directions

From the Dacre Son & Hartley office proceed in the direction of Harden and continue towards Cullingworth. Drive through the village of Cullingworth towards the mini roundabout continue over the roundabout onto Manywells Brow. At the junction opposite Manywells development turn right onto Trough Lane. Proceed along Trough Lane nearly to the end and the property will be seen on the right hand side via private driveway identified by our for sale sign.

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold, LPG heating,
- 1. We have been informed by the vendor that a new Marsh Arch Ensign sewage Treatment is the process of being fitted at the property for drainage purposes. Please contact the agent for further details.
- We have been informed that the garage was converted into a gym area in 2006, we are unable to confirm building regulations were obtained.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://gov.uk/check-for-flooding)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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