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East Manywells Farmhousee, Doll Lane, Cullingworth, BD13 5BN

East Manywells Farmhouse is a stunning period property which has been sympathetically modernised throughout to create a magnificent five bedroom, multi reception room modern home. Boasting contemporary fittings & decor, some of the finest local views around, generous gardens, and an additional equestrian menage facility with stables, viewing of this magnificent property is essential to fully appreciate everything that it has to offer.

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dacres.co.uk

East Manywells Farmhousee, Doll Lane, Cullingworth, BD13 5BN

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £850,000



Key Features

- Modernised period farmhouse
- Boasting multiple reception rooms
- Five double bedrooms
- Contemporary interior styling
- High quality fixtures & fittings
- Generous landscaped gardens
- Equestrian menage & stables
- Approximately four acres of land
- Enjoying panoramic views of Hewenden viaduct & reservoir

General Remarks

East Manywells Farmhouse is a gorgeous period property which has been beautifully restored and modernised by its current owners to create a fabulous, contemporary stylish home which boasts a wonderful modern twist to characterful old bones. Enjoying exquisite far-reaching views, beautifully landscaped gardens, private equestrian facilities, and a fabulous rural setting, viewing of this tremendous home is a must, as it has so much to offer a discerning buyer.

The stunning, spacious living accommodation briefly comprises, entrance hallway with internal lobby. Family lounge with feature fireplace, formal dining room, contemporary dining kitchen with stylish wall and base units, complementary work surfaces, feature island and a range of top of the range integral appliances. There is a spacious sitting/family room, a good-sized home office, a large utility room with cloakroom w/c and access to a quirky wine cellar/store.

To the first floor a signature en-suite master bedroom with feature beams can be found. There a four further double bedrooms, as well as a be-spoke house bathroom with both separate shower and bath facility.

Externally the property offers private parking, and a double garage with adjoining workshop.
Beautifull landscaped lawn gardens flow around the property which boast colourful shrubs, borders and leafy hedgerow, and complementary patio seating areas make for wonderful relaxation and entertaining spaces.

The farmhouse sits within a superb plot which is approximately four acres. Within the additional land is a fully serviced stable block, a fantastic horse menage arena, and a delightful growers garden.





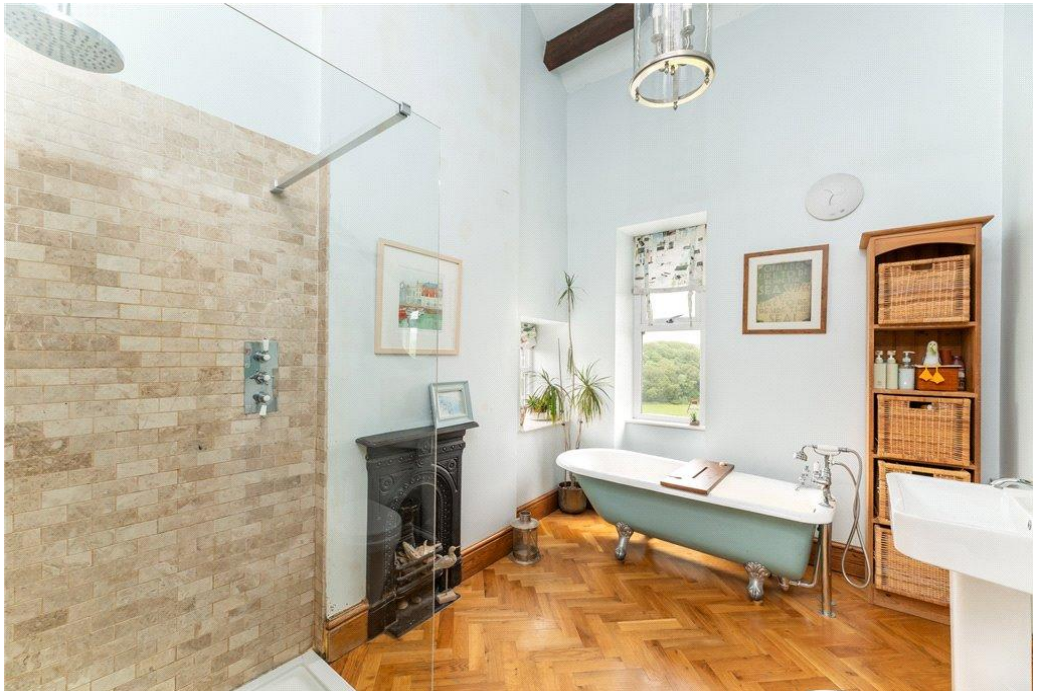








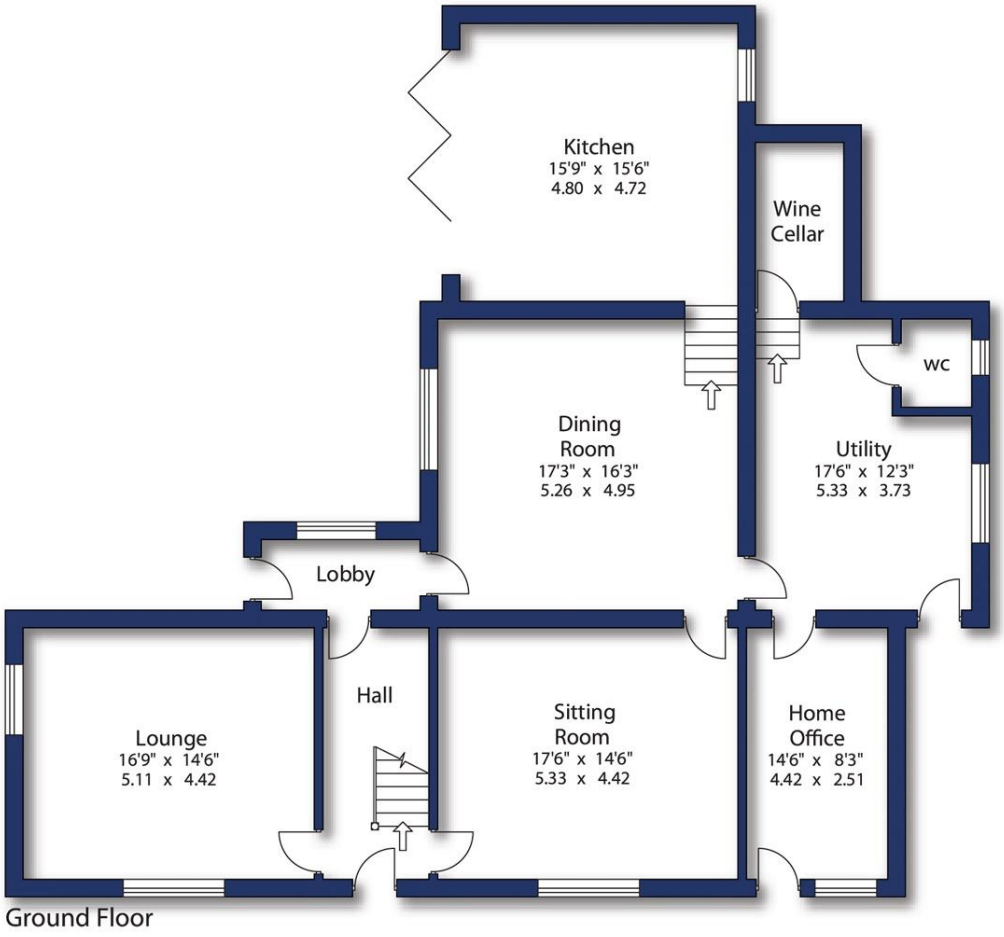




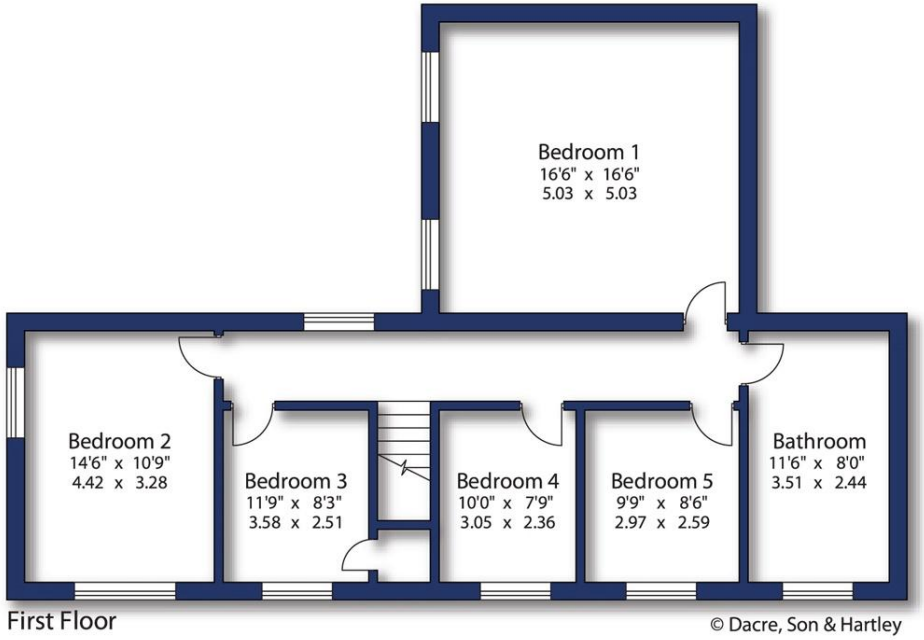




Floorplans



Ground Floor

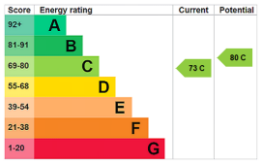


First Floor

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Contact us
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bingley@dacres.co.uk

Directions

From Our Bingley office proceed in the direction to Harden, and from there continue straight ahead to the village of Cullingworth. A the end of the village at the roundabout turn left onto Cullingworth Road. Proceed to the outskirts of the village before turning left onto Doll Lane. Continue along Doll Lane, following the signs to East Manywells Farmhouse.

What3Words jeeps.tree.equity

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Pellet Fed Boiler/ Shared Septic Tank/ Mains Electricity/ Mains Water
- Private Parking & Double Garage

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

Agent's Notes

We have been advised that here is a right of access on the lane.
The solar panels are privately owned and will be included within the sale.

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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