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Craven Forge, Keighley Road, Bradley, BD20 9HF

A substantial and highly versatile five bedroom detached residence with an additional two bedroom integral annex, occupying an enviable position in the sought after village of Bradley. Offering spacious and adaptable accommodation, the property is ideally suited to a large or extended family, multigenerational living or those seeking additional guest or home-working space. Externally, the property benefits from ample off street parking, a double garage, established gardens and attractive countryside surroundings, while its position alongside the canal provides a particularly picturesque and distinctive setting. An excellent opportunity to acquire a substantial and versatile home combining space, privacy and flexibility in a desirable rural location. NO ONWARD CHAIN

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Craven Forge, Keighley Road, Bradley, North Yorkshire, BD20 9HF

Ilkley 14 miles, Skipton 3 miles, Leeds 24 miles (all distances approximate)

Guide Price: £900,000

- Substantial five bedroom detached family home with highly versatile accommodation
- Separate two bedroom integral annex, ideal for dependent relatives, guests or potential holiday-let use
- Spectacular panoramic views across the Aire Valley and surrounding countryside
- South facing landscaped gardens with stone wall boundaries and direct canalside setting
- Impressive full height living room with galleried dining area and private sun balcony
- Ample off street parking plus an exceptionally large integral double garage
- No onward chain







General remarks

The property is approached via external stone steps and a stone flagged pathway leading to an impressive entrance porch, with a substantial glazed external door and matching side panels. The entrance opens into a striking split-level reception hall, overlooked by a galleried landing and featuring glass balustrading and a matching staircase, together with useful built-in storage and direct access to the substantial integral double garage. Also positioned on this level is a superbly versatile gym, games room or children's room, offering generous proportions, oak-effect flooring, recessed lighting and direct external access, making this an exceptionally useful additional space for a variety of purposes.

The principal living accommodation is arranged around a spacious central hallway and comprises a magnificent full-height living room, with extensive stone mullioned glazing to two elevations and spectacular far-reaching views across the Aire Valley. The impressive volume of this room is enhanced by the galleried seating area overlooking it from above. The well-appointed fitted breakfast dining kitchen provides an excellent range of units and integrated appliances, with extensive glazing enjoying views over the canal, garden and surrounding countryside. The master bedroom is generously proportioned and benefits from a substantial walk-in wardrobe, en-suite shower room and outstanding long distance views. Bedroom two is another comfortable double bedroom with attractive views beyond the Leeds/Liverpool Canal, while the four piece family bathroom completes the principal accommodation on this floor. A useful side entrance hall provides direct access to the garden.

The second floor provides a further impressive suite of accommodation arranged around a galleried landing and study area, with glass balustrading and exposed beams. The gallery area enjoys extensive glazing to three elevations, creating a light and spacious environment while maximising the spectacular panoramic views across the Aire Valley and surrounding countryside.

The accommodation also benefits from direct access to a castellated sun balcony, offering an exceptional outdoor seating area and superb elevated views. Three further bedrooms are located on this floor, with bedrooms three, four and five all enjoying attractive long distance views, while bedrooms four and five provide particularly flexible accommodation for family, guests or home working. Two further bathrooms serve this level, including a four-piece bathroom and a separate three piece bathroom.

The useful self-contained annex is accessed via a separate staircase, with the accommodation comprising of a rear entrance hall, its own living room and kitchenette, together with the fourth and fifth bedrooms and an adjacent bathroom. This arrangement provides an excellent opportunity to create a genuinely independent two bedroom annexe, ideal for a dependent relative, older children, guests or potentially holiday let/Airbnb use, subject to any required permissions. The ability to separate this accommodation from the principal living areas adds a significant degree of flexibility to the property.

Externally, the property enjoys a generous private stone flagged driveway providing extensive parking and excellent turning space, extending around the side of the house and leading to the exceptionally large integral double garage. The garage offers considerable practical space for vehicles, storage or workshop use and incorporates twin remote-controlled doors, power, lighting, plumbing, fitted storage, worktops, sink and workbench. The established landscaped gardens are a particular feature, with areas of lawn, stone boundary walls, paved seating areas and mature planting. The gardens back directly onto the Leeds/Liverpool Canal, creating an attractive and peaceful setting, while also enjoying impressive long-distance views across the Aire Valley. A further stone flagged patio and sitting-out area is positioned to the rear, together with a garden store, external lighting and water supply.

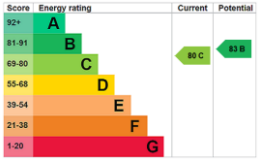
Floorplans



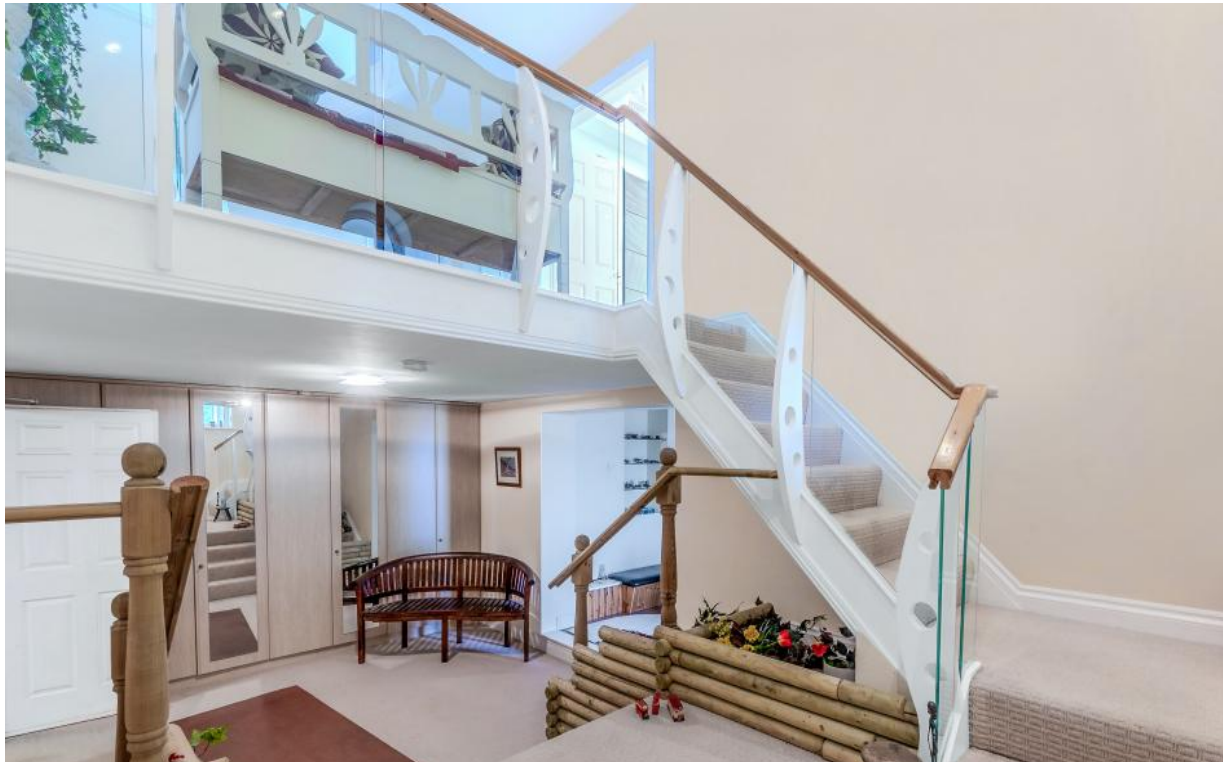
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Contact us

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Directions

Heading out of Skipton on the A629 Keighley Road in the direction of Bradley, continuing past Ings Lane. After a short distance the property will be easily identified by our Dacre, Son & Hartley 'For Sale' board on the left hand side.

What3Words symphonic.lately.trip

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Leasehold, 250 year old lease starting in 2002 with the Canal & River Trust. There is a peppercorn ground rent payable.
- Mains electricity, water supply via a private borehole, drainage is via a septic tank and gas is installed. Gas fired central heating.
- Ample parking and garaging is available on site.

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

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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