



## Moorend View Farm Black Moor Road, Oxenhope, Keighley, BD22

**OSV**  
£900,000

- Stunning Four Bedroom Barn Conversion
- With Land
- High Spec Fixtures & Fittings
- Master Suite with Juliet Balcony
- Bespoke Kitchen & Bathrooms
- Rural Location with Panoramic Views
- Large Gravel Drive with Electric Gates
- Breathtaking Rural Views
- Close to Haworth Village & Main Street
- A Highly Desirable Property

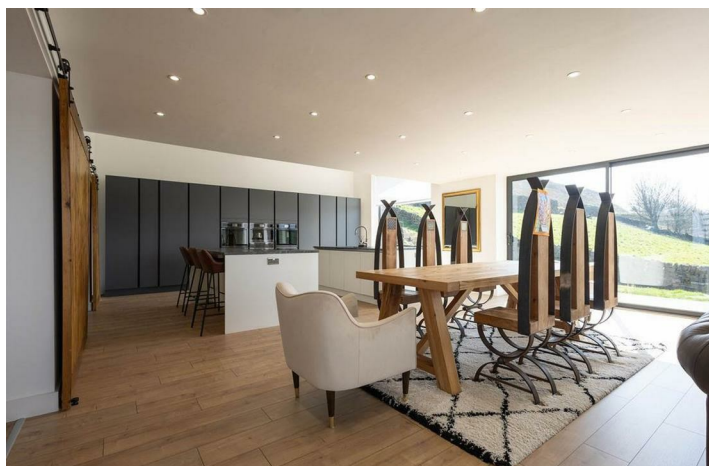


# Moorend View Farm Black Moor Road, Keighley BD22 9SX

**\*\*Offers invited\*\*** A simply stunning, high specification barn conversion, situated in a highly desirable position with panoramic rural views across Haworth and beyond. Haworth is a hillside village on the folds of the Pennine moorlands and is world reknown for being the home to the famous Bronte family and their literary connections. This exceptional property has been completed to the highest of standards and includes quality fixtures and fittings, luxury kitchen & bathrooms, plus a superb bespoke glass and oak staircase in the main hall. The property sits on a large plot with land and may be of interest to the equestrian community. Internally the property enjoys breathtaking vista's from every window and fantastic entertaining space, both inside and out. Accessed through electric gates onto a gravel driveway with ample parking, with planning approved for a double garage. A once in a lifetime opportunity.



Council Tax Band: E



## GROUND FLOOR

### Main Entrance Hall

14'5" x 20'0" + 7'10" x 11'5"

A most impressive entrance hall. Bespoke Oak and glass staircase & underfloor heating.

### Open Plan Living Area

43'1 x 20'3

A vast open plan kitchen / dining / and living space, enhanced by huge floor to ceiling windows with fantastic open rural views. The kitchen area features two island units and a large array of fitted cabinets and granite work surfaces. Integrated 'Caple' appliances include two ovens, microwave with rotisserie, induction hob, warming drawer, wine cooler, fridge and freezer. Stainless steel sink and drainer with waste disposal and a Quooker boiling water tap. Designated dining space, lounge area and underfloor heating throughout.

### Utility Room

13'2 x 9'0

Fitted with a range of base and wall units, granite working surfaces and a mirrored splash-back. Integrated 'Caple' appliances include a washing machine, tumble dryer and dishwasher. Underfloor heating and an external door to the side elevation.

### Ground Floor Cloakroom

5'9 x 3'4

Low flush WC, hand wash basin & underfloor heating.

### Boiler Room / Storage

4'1 x 3'3

Housing the underfloor heating controls.

### Bedroom Two

16'5 x 14'6

Walk-in wardrobe, en-suite and a window to the side elevation.

### Ensuite

Walk-in shower enclosure, Hand wash basin and a low flush WC.

### Bedroom Three

17'2 x 11'1

Window to the side elevation and access to a Jack & Jill bathroom.

### Jack & Jill Bathroom

13'4 x 9'2

Freestanding bath, walk-in shower enclosure, low flush WC and a washbasin with storage below. Extractor and a window to the side elevation.

### Bedroom Four

13'5 x 12'10

Windows to the front and side elevation and access to a Jack & Jill Bathroom.

## FIRST FLOOR

### Open Plan Living / Office Space

35'6 x 23'9

A most impressive, versatile open space with stunning open views. Five central heating radiators and access through to the master bedroom suite.

### Master Bedroom

18'3 x 17'7

Stunning Floor to ceiling windows and a Juliet balcony. Two central heating radiators.

### Dressing Room

11'5 x 10'3

### Bathroom

19'5 x 10'4

Freestanding bath, walk-in shower enclosure, low flush WC and a washbasin with storage below. Extractor and a window to the side elevation.

### External

The property is accessed via a private driveway from Black Moor Road. Electric gates open to a large gravel driveway with parking for 10+ cars. To the rear is an Indian stone paved patio area and a large raised deck that runs down the side of the house. Outdoor lighting and power available under the decking for a hot tub. There is also some land available with the property.

Located less than a mile from Haworth Main Street with an array of award winning restaurants, cafe's, bars and boutique shops, not forgetting the Bronte Parsonage Museum & Haworth Church. The town of Keighley is less than 4 miles away where most daily amenities can be



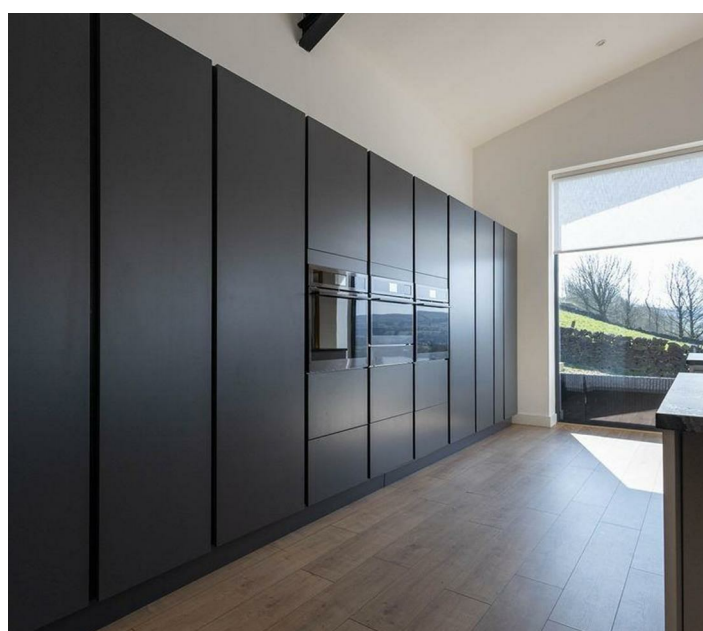
found. Bradford and Halifax can be reached within 15-20 minutes drive and the larger cities of Leeds and Manchester can be reached by car within approx. 40 minutes and 60 minutes respectively. Leeds Bradford Airport is approx. 30 minutes drive.

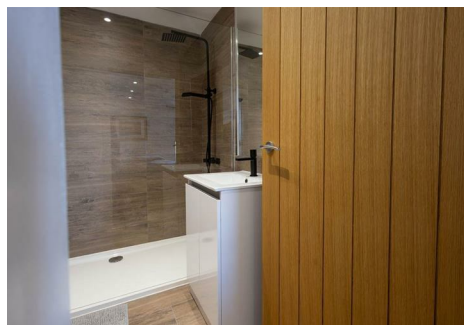
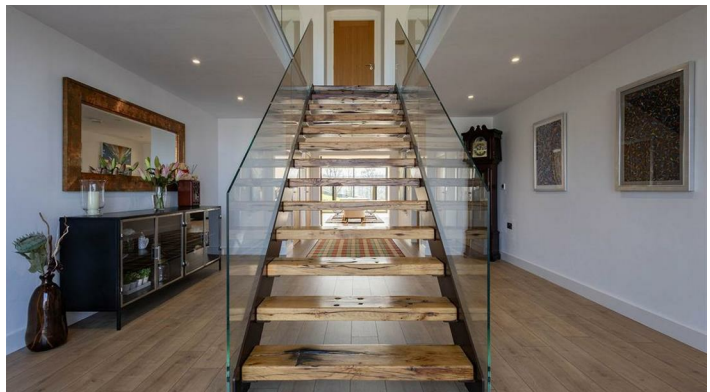
### Utilities

Drainage - septic tank

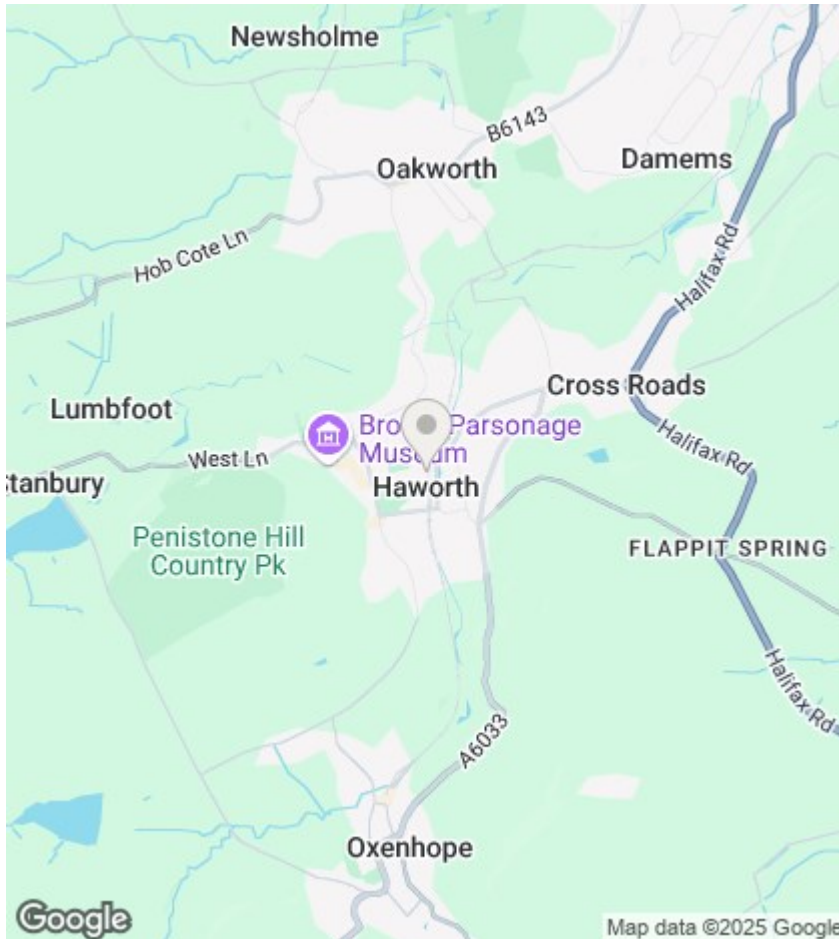
Water - borehole water (free)

Heating - all electric









## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

