



Calder Bank Farm, Calder Banks, Queensbury, BD13 1BY

A unique four/five bedroom barn conversion which boasts an enviable, idyllic setting overlooking the valley close to the village of Queensbury. This much loved family home offers fantastic flexible living accommodation together with ample gardens, grazing land, multiple garages and potential stables. An early viewing is strongly encouraged to avoid any disappointment.

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Calder Bank Farm, Calder Banks, Queensbury, Bradford, BD13 1BY

Bradford 6 miles, Halifax 4 miles, Leeds 17 miles (all distances approximate)

Asking Price: £950,000

Accommodation

Ground floor; Entrance hall, living dining kitchen, lounge, sitting room, sun room, utility room, WC

First floor; Gallery landing, master bedroom with juliet balconies, dressing room and ensuite, two double bedrooms with ensuite, fourth double bedroom and the house bathroom

Externally; Double garage, workshop, second garage, stable block, stone outbuilding, 12.5 acre plot

General Remarks

A wonderful stone built barn that has recently been converted to an exceptionally high standard throughout and offers ample family living space with a fantastic small holding around. This much loved property features spacious, flexible living accommodation which includes an open plan kitchen diner and four/five ample bedrooms, three of which with a modern ensuite. The home retains the charming features expected of a Yorkshire stone barn such as exposed stone and wooden beams yet internally has the fixtures and fittings of a high quality modern home including under floor heating across the whole of the ground floor, hard wood double glazing and a modern gas central heating system. The fields and paddocks of around eleven acres, together with the stables and outbuildings, provide a perfect scenario to keep animals and use the property as a smallholding or potential business venture. This tremendous property will almost certainly appeal to a wide variety of buyers and so an early viewing is strongly recommended.

The spacious living accommodation is entered via a traditional barn arch cleverly incorporating the doorway, views and first floor balcony. The open hallway leads directly to the dining area and modern fitted kitchen beyond. The kitchen has a range of wooden wall and base units, high quality fixtures and fittings, granite work tops and a complimentary kitchen island. From the hall there is access to the grand living room with a feature fireplace and dual aspect windows which then leads on to the rear sun room which has French doors to the rear garden. The ground floor also has a further living room/bedroom and an above average utility room with cloakroom WC and a door to the garden. The oak staircase leads handsomely from the hall to a first floor landing with balcony to the front and access to the ample bedrooms. Master bedroom has two Juliet balconies to the side of the home with long reaching and private views, with a dressing room and modern ensuite shower room. The property boasts two further



double bedrooms with equally modern ensuite shower rooms, a fourth double bedroom and a fantastic house bathroom with roll top bath.

Externally the property is approached through a characterful entry way between terraced cottages which leads to open stone paved driveways, sitting areas and then to the double detached garage, which has power, electric up and over doors and is alarmed. The immediate gardens for the property are of a good size and include a stone paved patio leading to a lawn with mature flower beds, shrubs and trees around, all of which have wide open rural views. Beyond this lovely garden space a gated drive leads to a workshop with power and plumbing which is connected to a secondary large garage. There is a further stable block of three similar sized stables of 12x12 and a final stone outbuilding.

The property sits on a plot that overall comes to around 12.5 acres. The majority of that space is given over to six separate fields bounded predominantly by traditional Yorkshire dry stone walling. All can be accessed by metal gates through the main property or via an access from Scarlet Heights.

The house is delightfully situated in a semi rural location close to the popular village of Queensbury. The area is highly regarded and surrounded by scenic countryside as well as offering local shops and amenities, recreational areas, traditional public houses and well respected schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford, Halifax and Leeds together with good access to the M62 motorway networks.



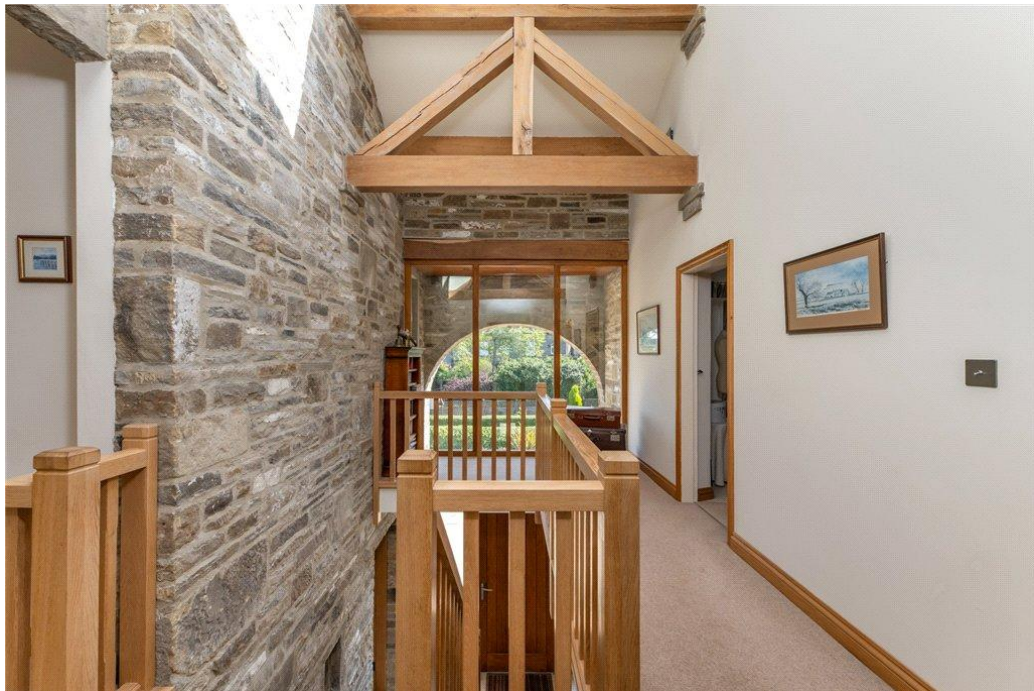




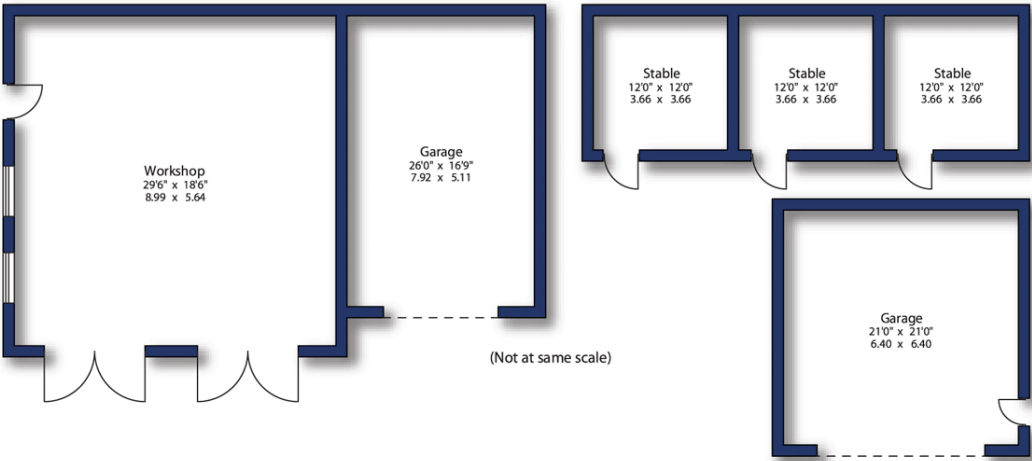




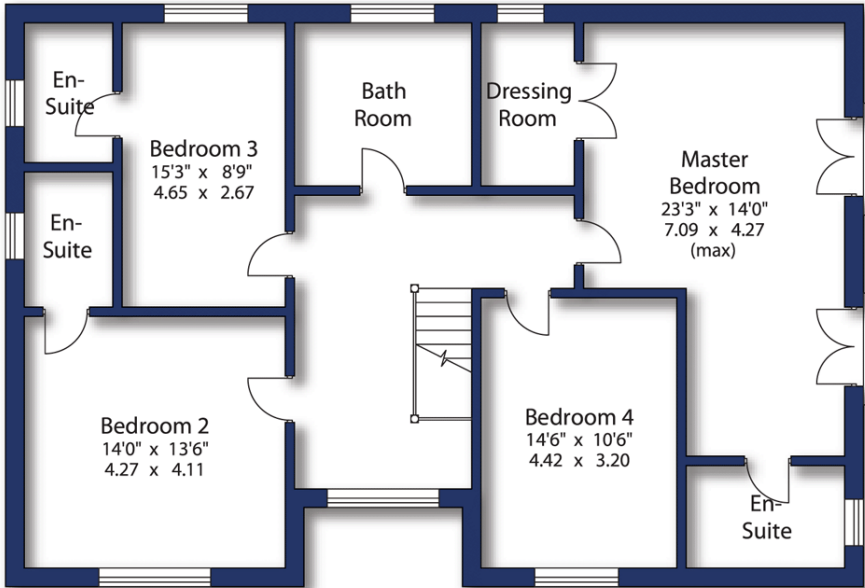




Floorplans



Ground Floor



First Floor



Directions

From Queensbury village head in the direction of Bradford along Sandbeds, continue as the road turns into Scarlet Heights. The property will be on the left hand side, indicated by our sign.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Ampe driveway parking, double and single 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

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

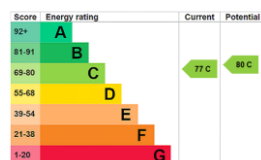
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract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

Referral Fees

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