

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Outstanding Period Property Offering Extensive Accommodation. Most Recently a Residential Home with Offices. Very Well Presented and Maintained.



GUIDE PRICE - £1,250,000

- In all around 5,000 sqft (465 sqm)
- Residential accommodation plus self contained offices.
- Beautiful setting including paddock.
- Detached Gym building
- Well regarded village location

**CRAGG ROYD, LOWERTOWN, OXENHOPE
WEST YORKSHIRE, BD22 9JE**

CRAGG ROYD, LOWERTOWN, OXENHOPE WEST YORKSHIRE, BD22 9JE

Location

Delightfully situated on the southern fringe of Oxenhope accessible via Hebden Bridge Road/Best Lane or Station Road/Lowertown.

Oxenhope is a well regarded village residential in nature and comprising a mix of both older generation and more modern housing. The village includes local amenities and a primary school. A wider range of amenities are available in nearby Keighley.

Description

A period property with extensive accommodation being a mix of residential accommodation and offices all presented and maintained to a high standard. Most recently the property has been occupied as a residential home with ancillary facilities. Going forward the property provides excellent opportunity for a variety of further residential or care based uses and could readily be adapted to alternatives. Of course the property could easily be a superb family home.

The accommodation includes excellent living space plus kitchen at ground floor with a lower ground floor providing laundry and storage amenity plus self contained offices/classrooms themselves being part of a recent extension. The first floor provides up to 9 bedrooms and 5 bath/shower rooms whilst a second floor provides a further bedroom shower room and library.

To the immediate front of Cragg Royd there is a level paddock itself extending to a little over 1 acre beyond which the property includes mature grounds a sweeping shared driveway, car parking and a detached gym building.

Accommodation

The ground floor comprises principal hallway opening to a series of living rooms and offices plus kitchen.

Two stairways give way to the first floor which comprises 9 bedrooms and 5 bath/shower rooms.

A further stairway gives way to a second floor with a bedroom, shower room and library.

Two stairways give way to the lower ground floor which provides laundry, storage and boiler room plus good quality classroom/office amenity with accessible wc facilities and a ground floor external entrance.

In all the property extends to about 5 000 sqft (465 sqm) excluding lower floor storage and boiler room.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: planning.enquiries@bradford.gov.uk

Guide Price

£1,250,000

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

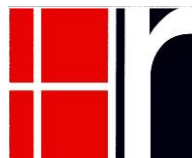
Further Information

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097

Plan for identification purposes only

