



# Davies Properties



## The Old Barn, Low Fold, Long Lee Lane, Keighley, BD21 4RS

Offers In The Region Of £400,000





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Some homes simply have a soul. From the moment you cross the threshold of this stunning barn conversion, you sense it - in the warmth of the exposed stone walls, in the aged beauty of the ceiling beams overhead, in the hush of a space that feels both grand and deeply liveable.

This is not just a house. It's a backdrop for a life well lived.

At the heart of the home sits the family dining kitchen - generous, light-filled and genuinely sociable. Whether it's school-night suppers, lazy weekend brunches or evenings that drift long past dinner, this is the room the whole family will gravitate to. And when the sun is out, simply open the doors and let the garden become part of it.

The living room carries its own magic. Anchored by a striking inglenook fireplace with a log-burning stove, it's the kind of room that makes you want to cancel plans - the perfect retreat when autumn arrives and the evenings draw in.

Four generous double bedrooms mean nobody is compromising. Every member of the family gets a proper room to call their own, while the principal bedroom enjoys the quiet luxury of a contemporary en-suite shower room.

Step Outside - The rear garden is something special. Expansive, enclosed and largely laid to lawn, it's a space where children can roam freely while adults linger on the patio or climb to the elevated seating area - glass in hand - to take in those far-reaching views across the valley and rooftops. On a summer's evening, there's truly nowhere else you'd rather be.

Practicality is covered too, with off-road parking and an integral garage to the front.

Rare. Character-Filled. Genuinely Unmissable. Barn conversions of this quality and soul appear on the market only occasionally. If you've been searching for a home with something other properties simply can't manufacture - space, warmth, originality - this is it. Viewing is not just recommended; it's essential!

## GROUND FLOOR

### Entrance Hall

Step inside and immediately feel at home - this inviting entrance hall sets the tone for the warmth and comfort that flows throughout the rest of the property.

### Toilet/Utility

14'10" x 10'5" (4.52m x 3.18m)

A practical utility area - everything you need for the daily routine is close at hand, from laundry facilities to the convenience of an integral garage, all tucked away neatly without compromising on functionality.

### Kitchen/Diner

19'9" x 13'7" (6.02m x 4.14m)

The true hub of the home - this generous dining kitchen is where family life happens. Gather around the breakfast island for morning coffee, cook up a feast on the range cooker, and spill out into the rear garden on warmer days. The exposed ceiling beam and Belfast sink nod to the property's character, while ample storage and integrated appliances ensure everyday living is effortlessly catered for.

### Living Room

19'11" x 15'0" (6.07m x 4.57m)

A room made for relaxing and entertaining in equal measure - throw open the French doors on a summer's evening or settle in by the crackling log burner on cooler nights. The inglenook fireplace and exposed ceiling beams give this space a warmth and character that simply can't be replicated.

## FIRST FLOOR

### Landing

With a central heating radiator.

### Bedroom 1

16'0" x 13'7" (4.88m x 4.14m )

A peaceful retreat to start and end the day - this generous main bedroom enjoys a pleasant outlook to the front and a clean, uncluttered feel that makes it easy to make your own.

### En-suite

10'8" x 7'5" (3.25m x 2.26m)

Wake up and unwind in your own private sanctuary - this sleek en-suite offers everything you need to begin and end the day in comfort and style.

### Bedroom 2

15'7" x 9'8" (4.75m x 2.95m)

Full of character with its exposed beams and dual

aspects flooding the room with natural light - a beautifully individual space that any guest or family member would be happy to call their own.

### Bedroom 3

13'3" x 9'11" (4.04m x 3.02m)

A comfortable and bright room overlooking the rear - ideal as a child's bedroom, guest room, or a dedicated home office to suit your needs.

### Bedroom 4

14'5" x 9'8" (4.39m x 2.95m)

A bright and airy double bedroom, the Velux window flooding the space with natural light - a comfortable and inviting room that works beautifully for family or guests alike.

### House Bathroom

13'3" x 11'5" (4.04m x 3.48m)

The perfect place to soak away the day - this well-appointed family bathroom offers the best of both worlds with both a bath and separate shower, finished to a high standard with tiled flooring and stylish recessed lighting.

## EXTERIOR

Outside, the property is as impressive as within. To the front, parking is handled with ease with a dedicated space and integral garage - practical without compromising on kerb appeal.

The real magic, however, unfolds at the rear. A low-maintenance gravelled patio provides the perfect spot to step outside and unwind, while steps lead you up to an elevated terrace where breathtaking valley views and a sense of total tranquility await - ideal for long summer evenings with a drink in hand. Beyond, a sweeping lawned garden framed by mature trees and shrubs offers the ultimate outdoor playground for children and a serene escape for adults.

## ADDITIONAL INFORMATION

~ Tenure: Freehold

~ Council Tax Band: E

~ Parking: One off-road parking space and integral single garage.

~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.

~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.







Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor First Floor

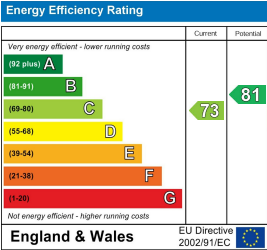
Total floor area 189.3 sq.m. (2,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

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Energy Efficiency Graph



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