



## Trough Lane

Bradford, BD13 4NA

£595,000



Booth House is a beautifully positioned four bedroom detached farm house sat in approximately 15.6 acres of agricultural and grazing land and more formal gardens above the moors surrounding Denholme and Oxenhope.

The farm house and attached barn offer any would be purchasers an impressive degree of versatility and flexibility and must be viewed to be fully appreciated. Further opportunity to develop the barn subject to relevant planning consent being granted would further enhance the appeal of a wonderful family home.

With spring water, septic tank and adjoining paddock the idyllic home offers a real sense of privacy and seclusion and will indeed appeal to the most discerning of purchasers.

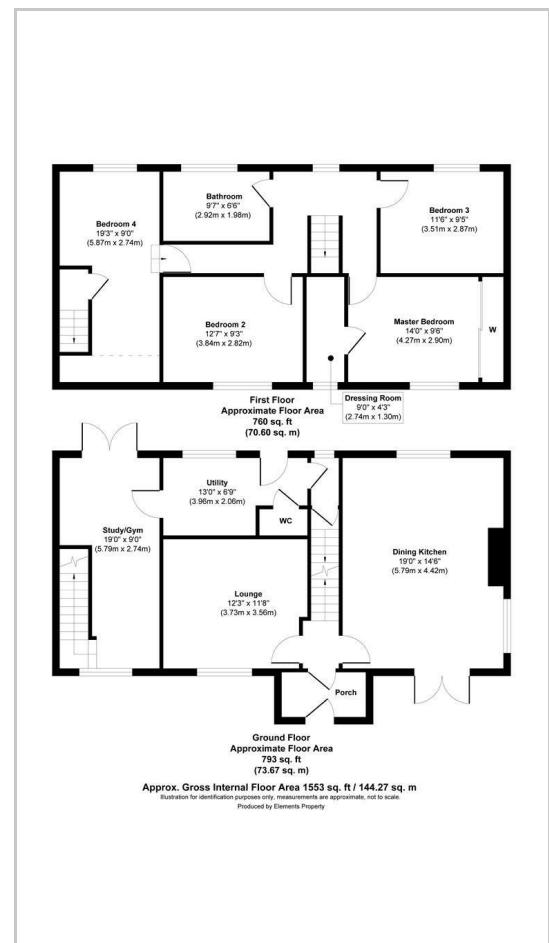
The farm house comprises, entrance porch, lounge, dining kitchen, utility with cloakroom/wc and study to the ground floor. To the first floor are four bedrooms with the master having an adjoining dressing room and the house bathroom.



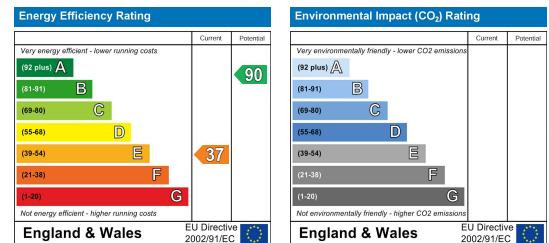
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.