



## 7 Station Road, Cullingworth, Bradford, BD13 5HN

**\*\* OFFERED WITH NO CHAIN \*\* STUNNING FEATURES THROUGHOUT \*\* FANTASTIC FAMILY HOME \*\*** Nestled in the picturesque village of Cullingworth, this stunning period barn conversion offers a unique blend of traditional charm and modern comfort. Boasting four generous bedrooms, this character property is perfect for those seeking a semi rural retreat. The property features a beautifully landscaped garden, ideal for relaxing or entertaining guests, whilst enjoying those views across the valley.

Additionally, an outbuilding provides versatile space for storage or potential conversion into a studio or home office.

With its exposed beams, rustic stone walls, and contemporary finishes, this property effortlessly combines old-world elegance with contemporary style. Don't miss the opportunity to experience the timeless beauty of this exceptional home. Contact us today to arrange a viewing and make this enchanting property your own.

**£575,000**

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## ENTRANCE PORCH

Attractive entrance porch with two feature windows

## GROUND FLOOR

Under floor heating throughout

## KITCHEN 18'7" x 16 (5.66m x 16)

Traditional farmhouse kitchen having fitted wall and base units, island work unit with integral drawers and cupboards. 5 Ring gas oven, hood, double Belfast sink unit with mixer taps, integral dish washer and fridge freezer. Double glazed windows, part glazed entrance door. Additional breakfast bar, access to storage cellar and staircase to the first floor

## DINING ROOM 15'1" x 11'8" (4.6m x 3.56m)

With feature wood floor and double doors to conservatory

## CONSERVATORY 13'3" x 10' (4.04m x 3.05m)

Two skylight windows and double doors to the lounge

## LOUNGE 26'2" x 13'5" (7.98m x 4.1m)

Feature stone fireplace, double glazed mullion windows and multi fuel burner

## CLOAKROOM

Boiler, sink and W.C

## FIRST FLOOR LANDING

Stairs leading to second floor

## MASTER BEDROOM 14'11" x 11'8" (4.55m x 3.56m)

Accessed through the en-suite, double glazed skylight and two radiators

## EN-SUITE

Shower cubicle, sink and W.C

## BEDROOM TWO 15'1" x 12'6" (4.6m x 3.8m)

Double glazed mullion windows and built in wardrobes

## EN-SUITE

Shower cubicle, sink and W.C

## BEDROOM THREE 12'11" x 11'9" (3.94m x 3.58m)

Radiator and under stairs storage cupboard

## BATHROOM

Impressive bathroom with Roll top bath, shower cubicle sink and W.C. Built in linen cupboard

## SECOND FLOOR

Two large storage rooms

## BEDROOM FOUR 19' x 12'8" (5.8m x 3.86m)

Restricted height, feature beams and two skylight windows

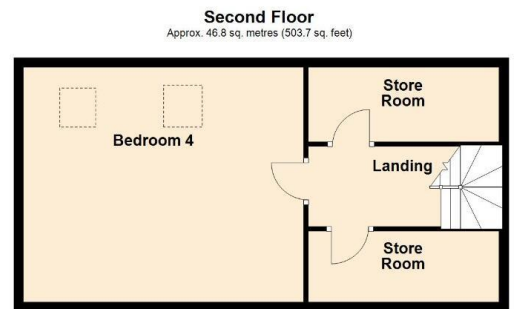
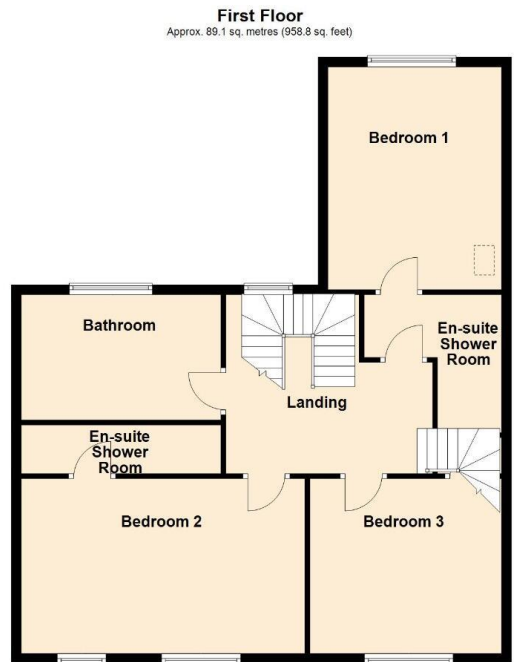
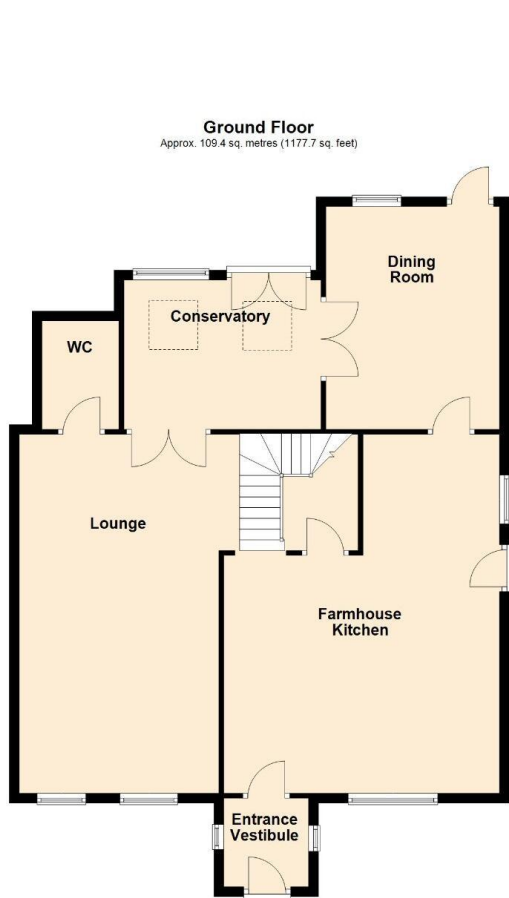
## OUTSIDE

The property has a traditional cottage garden to the front and large patio, Pizza oven, lawn and greenhouse to the rear. There is a block paved driveway leading to the rear of the property and a stone built garage with wood burning fire

**BUYER DISCLAIMER** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total area: approx. 245.3 sq. metres (2640.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		