



Day & Co
ESTATE AGENTS

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**Cragg House, Moor Edge,
Harden, Bingley, West Yorkshire,
BD16 1BP**

£595,000

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- EPC Rating Is D
 - Six Bedrooms & Three Bathrooms
 - Beautiful Landscaped Gardens/Sweeping Drive/Woodland
 - Superb Views/Sought After Harden Village
- Stunning Semi-Detached Period Residence
 - Three Reception Rooms
 - Double Garage With Electric Door & Attached Home Office

SUMMARY

****A STUNNING 6 BEDROOM SEMI-DETACHED PERIOD RESIDENCE, FANTASTIC SEMI-RURAL WOODLAND LOCATION IN SOUGHT AFTER HARDEN VILLAGE!!**** Having 3 bathrooms, 3 reception rooms, accommodation over 3 floors, beautiful landscaped gardens, woodland, sweeping driveway, double garage with attached home office, superb views - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is D.

FULL DESCRIPTION

A unique opportunity has arisen to purchase this stunning six bedroom semi-detached period residence situated in this fantastic semi-rural woodland location with superb views in the sought after village of Harden. The property is approached past former mill workers cottages and then proceeds to a grassy track where Cragg House - built as the former mill foreman’s residence in the late 1800s - is positioned in a secluded, elevated location. Set within ancient woodland, including an embankment of rhododendrons to the rear, it’s a wildlife haven close to St Ives Estate but still within walking distance of local amenities Recently extensively updated and extended (additional x2 bedrooms and x1 bathroom) by existing owners, whilst maintaining and/or introducing and complimenting period features. The renovation also included being rewired and replumbed with new hot water pressurised system, re-roofed with Yorkshire stone slates, new timbers and steel girder structure. The three storey accommodation has a fabulous mixture of modern fittings with character features and the accommodation comprises of an entrance hall with balustrade staircase, radiator, access to a useful storage cellar. The sitting room has feature fireplace, double glazed window to the front aspect. The spacious lounge measures approximately 20ft9 in length has double glazed bay window to the front, double glazed window to side aspect, feature fireplace and radiator. The kitchen has a range of base and wall mounted units, built in dining area, double glazed windows to the side and rear. There is a third reception room (currently used as a cinema room) with built in cupboards, double glazed window to the rear and radiator. A separate utility room has plumbing for an automatic washing machine and gives access to a downstairs WC. To the first floor there are four double bedrooms, the master having a stunning en-suite shower room with corner shower cubicle, WC, wash hand basin, double glazed window to the front. The house bathroom is a real feature of this property having a free standing roll top claw foot bath, shower cubicle, WC, wash hand basin and tiled flooring, double glazed window to side aspect. To the second floor two further double bedrooms and a separate shower room with shower cubicle, WC, wash hand basin. Externally the property sits within beautiful landscaped gardens and woodland, a sweeping drive leads to a detached double garage with electric doors and attached home office. Adjacent to ancient woodland and Harden Moor, just designated as Site of Special Scientific Interest (SSSI), Viewing is essential to fully appreciate this property, EPC rating is D.

