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## Eagle House, Hob Lane, Stanbury

£595,000 Freehold

Five Bedroom Detached Home

EPC Rating: E

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Hob Lane  
Stanbury  
BD22

### Key features:

- Substantial Five Bedroom Detached Home
- 1.3 Acres Of Land
- Ample Parking
- Bed & Breakfast Potential
- Four En-Suite Bathrooms
- Stunning Countryside Views
- Perfect Family Home
- Huge Potential
- Council Tax Band: E
- PLEASE NOTE This property has a septic tank and the water supply is from its own borehole and had a new pump installed 8 years ago



### Why you'll like it

This splendid detached house, currently listed for sale, presents an exceptional opportunity for those seeking a substantial family home with Bed & Breakfast potential. Its location on the edge of sought-after Stanbury village, surrounded by lush green spaces, walking routes, and breathtaking countryside views, offers a serene and tranquil environment.

The property, in good condition, offers ample space with its five bedrooms, two reception rooms, and a kitchen. The master bedroom provides direct access to the house bathroom, while the other bedrooms offer en-suite facilities, making it ideal for a family or a potential Bed & Breakfast business. The third bedroom features a handy storage cupboard which has the potential to be a further en-suite.

The open-plan kitchen is a standout feature of this property, with built-in pantries, a generous dining space, and an incredible fireplace adding a touch of warmth and charm. Its large windows allow an abundance of natural light to flood the room, creating a bright and welcoming atmosphere.

The two reception rooms are a marvel to behold. Reception room one boasts large windows, a fireplace, and garden views. It also offers access to a storage room and presents stunning views of the surrounding areas. Reception room two is open-plan with large windows, wood floors, and a downstairs WC. The room also provides access to a sun lounge and an excellent dining space, perfect for entertaining guests or spending quality time with family.

Additionally, this property offers unique features such as ample parking, a garden, and a vast 1.3-acre plot that holds potential for an equestrian facility. The four en-suites, ample storage, and stunning countryside views make this property an attractive proposition for families or those seeking to run a Bed & Breakfast.

In conclusion, this property offers a unique blend of space, functionality, and potential, making it the perfect choice for anyone seeking a quintessential countryside living experience. The village has a very popular first school and three public houses. Nearby Haworth which is approximately one mile distance offers everyday facilities, with Keighley town centre being a further four miles distant but offering first class shopping facilities and links by road and rail to the major towns and cities of West Yorkshire and Leeds/Bradford International Airport

PORCH  
DINING ROOM 21' 7" x 19' 0" (6.6m x 5.8m)  
KITCHEN 19' 0" x 14' 5" (5.8m x 4.4m)  
LOUNGE 25' 9" x 18' 8" (7.85m x 5.7m)  
DOWNSTAIRS WC  
UTILITY ROOM  
STORAGE SPACE  
BEDROOM ONE 18' 8" x 13' 9" (5.7m x 4.2m)  
HOUSE BATHROOM/ENSUITE 8' 2" x 8' 0" (2.5m x 2.45m)  
BEDROOM TWO 11' 5" x 10' 5" (3.5m x 3.2m)  
ENSUITE  
BEDROOM THREE 9' 2" x 7' 2" (2.8m x 2.2m)  
BEDROOM FOUR 14' 5" x 9' 2" (4.4m x 2.8m)  
ENSUITE  
BEDROOM FIVE 11' 9" x 10' 11" (3.6m x 3.35m)  
ENSUITE

