



# Davies Properties



## High Lodge, High Spring Gardens Lane, Keighley, BD20 6JX

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High Lodge is a beautifully preserved 'stone-built' Georgian home, nestled within the historic setting of High Spring Gardens Lane in Keighley. This distinctive four-bedroom semi-detached property dates back to the late 1800's and once formed part of a grand country estate built by one of Keighley's notable mill owners.

Every inch of the home exudes period character – from exposed timber beams and wooden panelling to original fireplaces with welcoming gas-fired stoves. Traditional features are tastefully paired with modern touches to create a warm, inviting atmosphere. Oak and slate floors span the ground floor, complemented by impressive wooden doors and original built-in cupboards that hint at the property's rich past.

At the heart of the home is the kitchen-diner, balancing style and functionality. It includes a classic range cooker, integrated dishwasher, contemporary cabinetry, and a double porcelain sink – all set against a backdrop of timeless features.

Outside, the home continues to impress. Large wooden gates lead to a private cobbled courtyard with parking for one vehicle. Further along is a detached double garage with space for three more. At the rear, a generous lawned garden offers a lovely setting for entertaining, family gatherings, or a quiet morning coffee.

Ideally situated 1.2 miles from Keighley train station, with regular trains to Leeds taking around 25 minutes, the property is perfect for commuters. The town centre is close – less than half a mile away – with shops, cafés, and daily essentials. Nearby green spaces like Devonshire Park and Cliffe Castle Park offer family-friendly leisure, while picturesque spots like Bolton Abbey, historic Haworth, and the vibrant towns of Ilkley, Skipton and Saltaire are a short drive away.

High Lodge is more than a home – it's a rare chance to own a slice of Yorkshire's heritage, full of warmth, soul, and character.

## GROUND FLOOR

### Porch

Entered via a wooden door with a leaded feature window, the hallway features wood panelling to dado height and includes a built-in cupboard, ideal for storing coats and shoes.

### Living Room

17'9" x 14'2" (5.41m x 4.32m)

An exposed feature beam sits above the entrance to the room leading in from the kitchen. The room benefits from oak flooring and two wood-framed windows with shutters. A Yorkshire stone Inglenook-style fireplace, complete with an elm mantel and gas-fired stove, forms a striking focal point. Two central heating radiators provide additional warmth.

### Dining Kitchen

14'7" x 9'5" (4.45m x 2.87m)

This is the heart of the home, a welcoming space for family mealtimes. The room features slate flooring and a modern fitted kitchen with matching wall and base units, including an integrated dishwasher and a Rangemaster cooker with an extractor hood above. A wood-framed feature window, (once the original barn door), adds charm and character. The kitchen also offers a double porcelain sink, tiled splash-backs, and a central heating radiator.

### Utility Room

A spacious utility room with slate flooring that extends from the kitchen. It offers plumbing for a washing machine, along with wall and base units for additional storage and a creole rack. The combi boiler is also located in this room.

### Lounge

14'4" x 11'10" (4.37m x 3.61m)

The room features oak flooring, a tiled hearth, and a wooden surround with a gas-fired stove. Two wood-framed Georgian-style windows complete the look.

### W/C

A convenient ground-floor W/C featuring a WC, wall-mounted sink and a wood-framed window

### Inner Hall

Featuring oak flooring and stairs lead to the first floor.

## FIRST FLOOR

### Landing

A wood-framed sash window at the top of the stairs creates a central focal point, complemented by a central heating radiator and useful storage cupboards.

### Principal Bedroom

18'1" x 13'11" (5.51m x 4.24m)

The room features two windows, and two Velux roof windows (with blinds), allowing an abundance of natural light. It also includes a central heating

radiator, an exposed feature beam in the ceiling, and plenty of fitted wardrobes for ample storage.

### En-Suite

The room features a tiled floor, vanity sink unit, WC, and a shower cubicle with an electric shower. It also includes a chrome heated towel rail and an extractor fan for ventilation.

### Bedroom Two

13'7" x 8'11" (4.14m x 2.72m)

The room features exposed floorboards, a wood-framed sash window, and wood-framed leaded windows with secondary glazing. It also includes a central heating radiator.

### Bedroom Three

13'11" x 9'11" (4.24m x 3.02m)

The room features two uPVC windows, a central heating radiator, and a loft hatch.

### Bedroom Four / Office

13'7" x 7'0" (4.14m x 2.13m)

This is the smallest bedroom, currently used as an office. It features three windows, built-in shelving and a central heating radiator.

### Family Bathroom

11'11" x 8'11" (3.63m x 2.72m)

The room features polished French flooring and a five-piece suite, including a bath with shower mixer tap, bidet, WC, pedestal hand wash basin, and shower cubicle. It also has a central heating radiator, a useful storage cupboard, and a loft hatch. The original leaded light window preserves the character of the house.

## EXTERIOR

The property includes a double garage, offering useful storage or space to park two vehicles. In front of the garages is a hard-standing area for one additional vehicle. A cobbled driveway with gated access provides parking for one more vehicle. To the front, a lawned garden with a patio area and mature shrubs creates an ideal space to relax outdoors.

## OTHER INFORMATION

Tenure: Freehold

Council Tax Band: E

Parking: Double garage and driveway

Broadband: According to the Ofcom website there is standard, superfast and ultrafast broadband available in this area.

Mobile coverage: According to the Ofcom website there is 'likely' availability by four of the UK's leading providers.



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

**Garage**

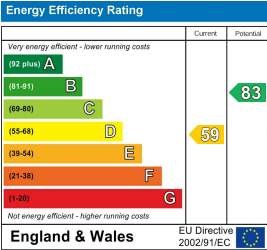
Total floor area 155.3 sq.m. (1,672 sq.ft.) approx

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).  
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Energy Efficiency Graph



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