



Stubbings Road, Baildon
£975,000

**Dale
Eddison**



Stubbings Road

Baildon

BD17 5DZ

A TRULY STUNNING FIVE BEDROOMED DETACHED HOME FINISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT OFFERING LIGHT AND AIRY LIVING ACCOMMODATION SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS

The Manor House is an amazing detached property which cannot fail to impress having been individually designed to create an exceptional family home. Occupying an enviable setting within beautifully landscaped gardens the stunning accommodation comprises; superb reception hall, cloakroom, bespoke dining kitchen having bi-folding doors to the garden, utility, dining area, elegant sitting room, integral access to the garage. To the first floor, there is a luxurious master suite with both dressing room and en suite bathroom, two double bedrooms both with en suite shower rooms and cinema room whilst to the second floor there are two double bedrooms with an attractive shower room. Externally the property benefits from secure gated parking leading to a double garage. The property is set within private landscaped gardens perfect for alfresco dining and entertaining.



The village of Baildon is nestled on the southern and western edges of the picturesque Baildon Moor. There are a variety of shops selling local and other produce; restaurants; and a monthly farmers market. The property itself is only a short walk from the well-known beauty spot of Shipley Glen with its Bracken Hall Countryside Centre, giving immediate access to miles of footpaths including the Dales Way link, the Dales Highway, Baildon Moor and Rombalds Moor beyond.

The Manor House offers beautifully appointed accommodation of elegant proportions having been sympathetically designed to an exceptionally high standard. The accommodation incorporates gas fired central heating, double glazing, security system, underfloor heating to the ground and first floor; each room benefiting from individual thermostat controls, integrated Sonos sound system to the ground floor, Machells flooring, oak doors and Lapidica natural stone throughout.

GROUND FLOOR

RECEPTION HALL 17' 2" x 12' 2" (5.23m x 3.71m) Solid oak double doors lead to the stunning and spacious reception hall with galleried landing having natural light streaming in creating the perfect welcoming for this fabulous family home.

BESPOKE DINING KITCHEN 29' x 17' 5" (8.84m x 5.31m) Appointed to a high standard by Manor Joinery incorporating an extensive range of bespoke hand-made wall and base units having Lapidica Arabescato marble work tops, contrasting central island unit with breakfast bar. Integrated Miele appliances which include American sized oven and steam oven with Pyrolytic cleaning system, induction hob with professional standard extractor hood over, dishwasher, fridge, freezer, wine fridge, Nespresso coffee machine, and sink unit with Quooker boiling water tap. The dining kitchen is complemented by a Lapidica natural stone floor, exposed beams, with bi-folding doors leading out to the garden.

UTILITY ROOM 9' 10" x 7' 10" (3m x 2.39m) Fitted with hand-made units by Manor Joinery having Lapidica Arabescato marble work top over, natural stone flooring, integrated Miele washing machine and dryer, window and door to the rear.

CLOAKROOM With a low suite w.c, wash basin, ceiling cornice and Lapidica natural stone flooring.

DINING ROOM 15' 11" x 10' 1" (4.85m x 3.07m) Having windows to the front elevation, natural stone flooring, ceiling cornice. Machells hand-made oak 8 seater dining table with Lapidica Arabescato marble inset may be available by separate negotiation.

SITTING ROOM 25' 4" x 12' 11" (7.72m x 3.94m) An elegant reception room being triple aspect with windows to the front and side, and bi-folding doors to rear garden, an impressive hand-made stone fireplace with gas fire, Machells oak flooring and ceiling cornice.

FIRST FLOOR

LANDING A pleasant galleried landing having Machells oak flooring, ceiling cornice, understairs cupboard and stairs to the second floor.

MASTER SUITE 18' 6" x 12' 11" (5.64m x 3.94m) This spacious master suite approached by Machells double oak doors, windows to the front elevation, ceiling cornice and opening to;

DRESSING ROOM 12' 10" x 6' 6" (3.91m x 1.98m) Bespoke fitted wardrobes by Manor Joinery to two walls and windows to the rear.

LUXURY EN SUITE SHOWER ROOM 13' 1" x 10' 6" max (3.99m x 3.2m) Fully tiled with Lapidica natural stone and fitted with Swiss Laufen white four piece suite comprising; his and hers vanity wash hand basins, large walk in shower with glass screen, low suite w.c, central free-standing bath, windows to the rear and ceiling cornice.

BEDROOM 2 12' 3" x 10' 5" (3.73m x 3.18m) Having windows to the rear elevation and ceiling cornice.

EN SUITE Fitted with Swiss Laufen three piece suite comprising; wash basin, low suite w.c, large shower with glass screen, window to the rear, fully tiled with Lapidica natural stone and ceiling cornice.

BEDROOM 3 12' 4" x 10' 5" (3.76m x 3.18m) With windows to the front elevation and ceiling cornice.

EN SUITE Fitted with Swiss Laufen four piece suite which comprises; low suite w.c, wash basin, bidet, large walk in shower with glass screen. Fully tiled with Lapidica natural stone, ceiling cornice and a window to the front.

CINEMA ROOM 21' x 17' 10" (6.4m x 5.44m) A superb reception room having a large window to the front, velux windows to the rear and Machells oak flooring.







SECOND FLOOR

LANDING 16' 11" x 11' 3" (5.16m x 3.43m) A versatile and generous landing area offering additional living/study space, fitted with Machells oak flooring, two radiators, velux windows to both the front and rear.

BEDROOM 4 16' 11" x 12' 5" (5.16m x 3.78m) Having windows to the side, radiator and velux to the front and rear.

BEDROOM 5 16' 11" x 12' 2" (5.16m x 3.71m) With velux windows to both the front and rear, and a radiator. This room has been set up with the relevant wiring for a cinema room if required.

SHOWER ROOM Fitted with a Laufen three piece white suite comprising; low suite w.c, wash basin, and large shower with glass screen, velux to the front and heated towel rail.

OUTSIDE

DRIVEWAY The Manor House stands within enclosed grounds and is approached via electric double entry gates, having a Yorkshire stone block paved driveway which provides parking for several vehicles.

DOUBLE GARAGE 21' 0" x 18' (6.4m x 5.49m) Laid with Lapidida natural stone flooring, electric Homann triple insulated roller door, hand-made base units with Frank inset sink unit, cupboard housing the Valliant central heating boiler and hot water cylinder, and a window to the rear.

GARDENS The Manor House is set within beautifully landscaped gardens, a generous Yorkshire stone paved area to the front and side leading down to a further patio area and lawn which in turn leads round to the delightful private garden to the rear. A Yorkshire stone sun terrace leads out from the dining kitchen creating the perfect space for alfresco dining and entertaining space with a further lawn. The garden is complimented by manicured shrubbery and enclosed with Yorkshire stone walling.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band G. For further details on Bradford Council Tax Charges please contact them direct.

TENURE We understand the property is freehold.

DIRECTIONS From the centre of Baildon at the roundabout proceed along Westgate, at the junction turn left on West Lane and follow the road for about a mile. Stubbings Road can be found on the left hand side and the property is located a short distance down the road on the left.

VIEWINGS Strictly by prior appointment with Dale Eddison's Guiseley office.

WE ARE OPEN 7 DAYS A WEEK
Monday to Friday 9am - 5.30pm
Saturdays 9am - 4pm & Sundays 11am - 3pm

GENERAL The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.



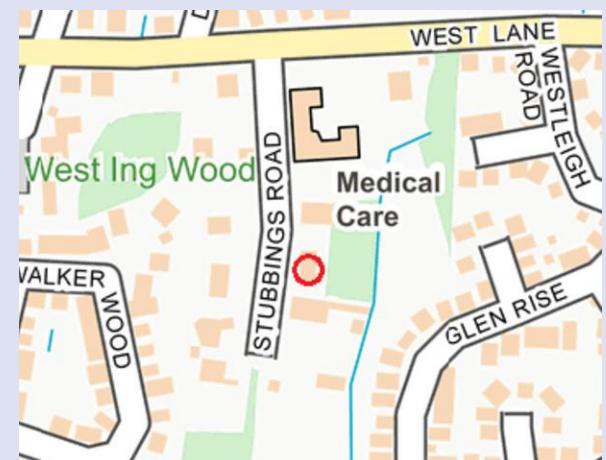


THE MANOR HOUSE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 534002)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Dale Eddison

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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