



Northfields Hall, Barn & The Coach House

Shay Lane, Wilsden

Located on the edge of the Brontë Country and offering the perfect balance between rural and urban, a contemporary family home, with adjoining annexe, occupying a farmstead setting alongside two charming supplemental properties and agricultural outbuildings.

A substantial and stunning, semi-rural residence with plenty of character, that has been partially finished providing scope to be completed to your own personal style. The property includes Northfields Hall with annexe, Northfields Barn with salon and The Coach House, ideal for multigenerational living or as a holiday lets. There is also further development potential with a class Q barn and workshop.



**DEVELOPMENT
OPPORTUNITY**



**ABOUT 13.72
ACRES**



FREEHOLD



RURAL



**9,773 SQ. FT
(908 SQ. M)**



**£2,200,000
FOR ENTIRE
PROPERTY**



Outside

A long and private sweeping driveway guides you to the three properties, where the whole is nestled within approximately 13.72 acres of undulating landscape that provides panoramic vistas.

There is a further development opportunity with the larger of the two barns. The two-storey agricultural barn currently offers versatile storage options and includes stalls suited to animal husbandry. There are architectural plans available to convert this into two separate, four bedroom dwellings. Please contact the agent for further information.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority. Planning reference 23/02020/FUL.

Location

Highly-desirable Wilsden is surrounded by the picturesque West Yorkshire countryside. The village amenities include a primary school, a selection of shops, a post office, public houses, a village hall which hosts clubs and events and a medical practice. Nearby Bingley provides additional facilities, including a supermarket, along with a mainline station with services to Leeds, Bradford and Skipton. Bradford City has a comprehensive range of retail and leisure opportunities, with the station providing direct journeys to London Kings Cross. Road-users are within easy reach of the M62, the M1 and the A1(M) for onwards journeys to major cities and the stunning surrounding landscapes of the Peak District and the Yorkshire Dales.

Distances

- Bingley 4 miles
- Bradford 5 miles
- Keighley 5.4 miles
- Halifax 8.4 miles
- Leeds Bradford Airport 11.4 miles
- Leeds 15.6 miles
- Harrogate 22 miles

Key Locations

- Harden Moor
- Brontë Parsonage Museum
- Ogden Water Country Park
- Shibden Hall
- Hebden Bridge
- Yorkshire Dales National Park
- Nidderdale National Landscape

Nearby Schools

- Wilsden Primary School
- Sandy Lane Primary School
- Harden Primary School
- Myrtle Park Primary
- Lady Lane Park Preparatory School
- Brontë House
- Bradford Grammar School

Nearby Stations

- Bingley station
- Crossflatts station
- Saltaire station
- Bradford



6 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



PRIVATE PARKING



MULTIPLE TERRACES



**5,086 SQ. FT
(473 SQ. M)**

Northfields Hall with Annexe

With natural stone elevations and striking architecture, Northfields Hall is a handsome property featuring picture windows which ensure the glorious views of the surrounding terrain can be enjoyed from all aspects. Discerning design, contemporary styling and the use of natural materials have created an impressive home with an open ambience, a neutral colour palette and an air of modern sophistication, whilst also providing an uncomplicated and practical living environment. Exposed timbers and stonework, with rustic flagstone flooring are showcased, whilst fireplaces creating dramatic focal points in the reception rooms.

These comprise a generous living room with two sets of French doors either side of the space that seamlessly connecting to the outside, a cosy snug, cinema room, useful home office and a formal dining setting perfect for hosting family and friends.

The kitchen has a rustic farmhouse design with butlers sink, fitted wall and base cabinetry and a large central island unit with breakfast bar. The adjoining semi open plan breakfast room offers a casual and comfortable setting that is ideal for informal dining, with a further useful utility and boiler room providing further space for storage and appliances.

The stylish presentation continues on the upper level which can be reached via two staircases. One stairway gives access to four double bedrooms, the largest of which features a decorative fireplace and modern en suite which is ideal as a guest room. A beautifully-appointed family bathroom with separate walk in shower enclosure completes this side of the first floor. The second stairway rises to the potential principal suite with a galleried seating area that leads to the

potential en suite bathroom and the sizable bedroom space with dressing area, all of which benefit from the enhanced illumination of skylight-windows.

The adjoining annexe can be accessed via the second staircase off the living room and offers elegant, self-contained quarters. The smart kitchen/breakfast/living room has a wall of sliding doors providing a seamless transition to the outside. Stairs lead to the large bedroom with a stylish en suite shower room.

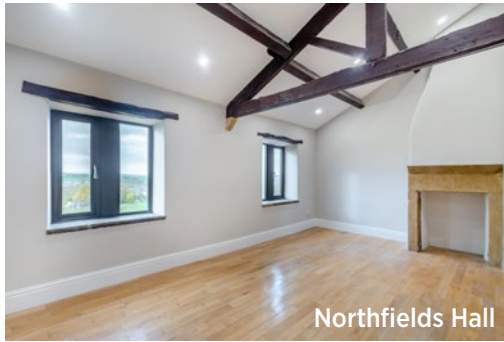
Outside

To the front of the property a large tarmac drive which is shared with Northfields Barn is accessed via an entrance marked with two wooden fence posts and dry-stone walling and provides ample parking for multiple vehicles. To the rear there are areas of step level paving, planting areas, a wooden pergola and a covered dry-wall seating.





Northfields Hall



Northfields Hall



Northfields Barn



Annexe



Annexe



Northfields Hall



Annexe



Annexe



Salon



Northfields Barn



3 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



OUTDOOR BBQ AREA WITH PATIO



2,716 SQ. FT (252 SQ. M)

Northfields Barn with salon

Northfields Barn provides exemplary supplemental accommodation alongside Northfields Hall. The front of the property you see beautiful natural stone elevations whilst to the rear you find innovative architectural design with timber and anthracite metal cladding that boasts an aesthetic that melds with the local landscape.

The accommodation flows from a welcoming reception hall with feature wood panelled wall that creates a feeling of warmth. A top mounted, weathered metal sliding track door leads to the predominantly open plan ground floor layout, with ceiling mounted home audio speakers to provide an ideal family and entertaining space. LVT flooring with under floor heating throughout and a coffered styled ceiling adds another level of depth to this generous open space. The kitchen is fitted with sleek pale grey cabinetry and quartz worktops with integrated appliances, an induction hob and large central island. There is ample space for a good-sized family dining table and chairs whilst the seating area features an impressive slate floor to ceiling fireplace with an open inset fireplace. Bi-fold doors open out to the terrace and garden. The adjoining dual aspect family room is flooded with natural light throughout the day with another set of bi-fold doors that lead to a second patio area.

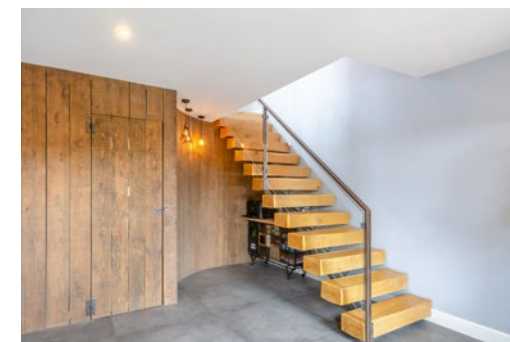
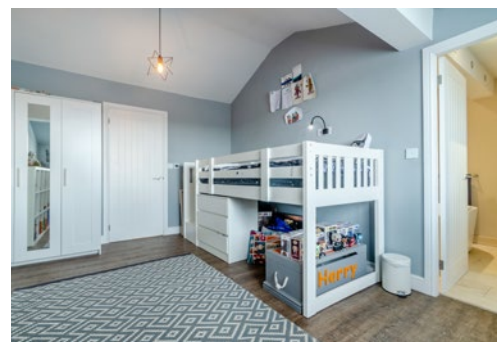
The bespoke floating staircase with glass and weathered metal balustrade leads to the first-floor accommodation which comprises three double bedrooms. Bedroom two has the added benefit of a modern en suite bathroom, and the fabulous principal bedroom features a freestanding bath and frosted glass panels lead to an en suite shower room and walk-in wardrobe. Completing the first floor is a family

shower room.

Accessed via a separate entrance is a salon that provides a flexible work-use setting or potential for an additional bedroom.

Outside

To the front of the property a large tarmac drive which is shared with Northfields Hall is accessed via an entrance marked with two wooden fence posts and dry-stone walling and provides ample parking for multiple vehicles. To the rear a large L-shaped garden encompasses Northfields Barn. To one end a covered barbeque area with seating has been constructed with a distressed wooden frame and Corten corrugated steel sheeting creating an industrial feel in contrast to the natural surroundings. To the side a decked patio provides an area of seating and leads to the paved terrace and artificial lawned areas.





OPEN PLAN LIVING



4 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



PRIVATE GARDEN



**1,948 SQ. FT
(181 SQ. M)**

The Coach House

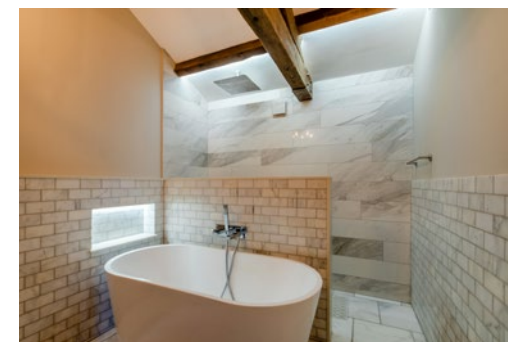
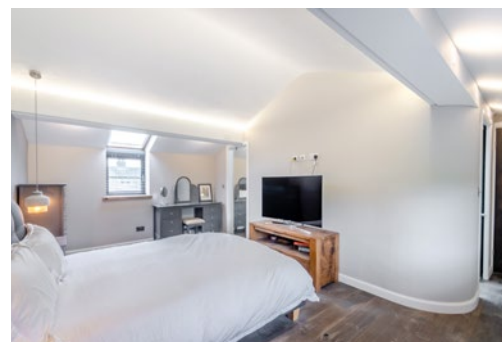
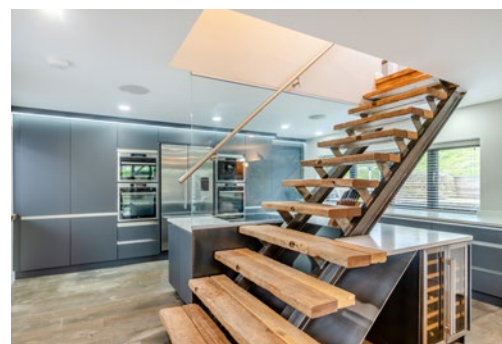
Fitting in seamlessly with Northfields Hall and Northfields Barn architecture, the Coach House has been converted from the previous stables and has its own private south-facing entrance via an impressive gable porch.

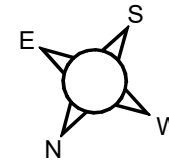
The entrance hall has bespoke fitted cabinetry providing plenty of storage space, ideal for shoes, coats and accessories. Through a glass door the modern open plan living space comprises a sitting area with gable ceiling and exposed wooden beams that harmoniously partners with the feature wood panelled wall, wooden flooring and windowsills. The dining area continues with a neutral colour palette that plays into the colours of nature with bi-folding doors that further enhances the flow and connection to the outdoors. The kitchen is fitted with blue-grey wall and base units with quartz worktops and integrated appliances, whilst the partial U-shaped kitchen island features further storage and an induction hob. The living areas have underfloor heating throughout as well as ceiling mounted home audio speakers to create the perfect family and entertaining balance. Two of the four bedrooms can be found on the ground floor, one of which has fitted cabinetry with a fold away wall bed within. Completing this floor is a stylish bathroom with freestanding bath and a half wall, walk in shower enclosure.

The first floor is accessed by a magnificent wood and steel staircase where you will find the two remaining en suite bedrooms, including the principal bedroom with walk-in wardrobe.

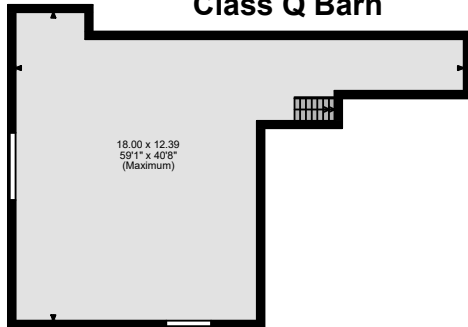
Outside

The Coach House has its own private parking area for multiple vehicles to the front of the property that is bordered by Yorkshire dry-stone walling. An ancient olive tree resides to the left of the flagstone paving that leads to the front of the property and side artificial lawned garden. Box tree hedging tops the low stone walls to provide additional privacy.





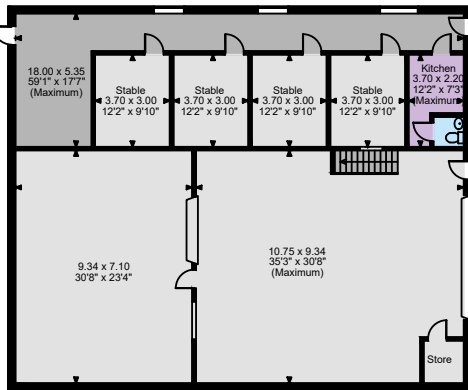
**First Floor
Class Q Barn**



**Coach House
First Floor**



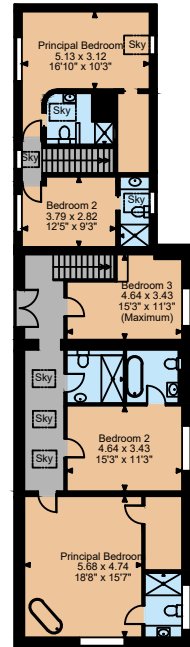
**Coach House
Ground Floor**



**Ground Floor
Class Q Barn**

**Northfields Barn
First Floor**

**Northfields Barn
Ground Floor**

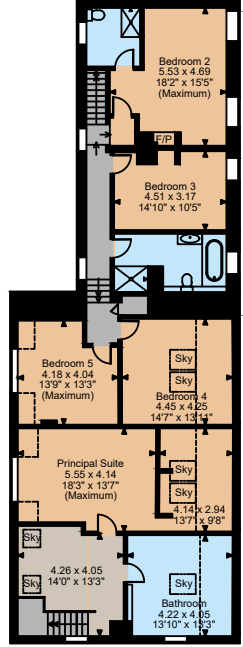
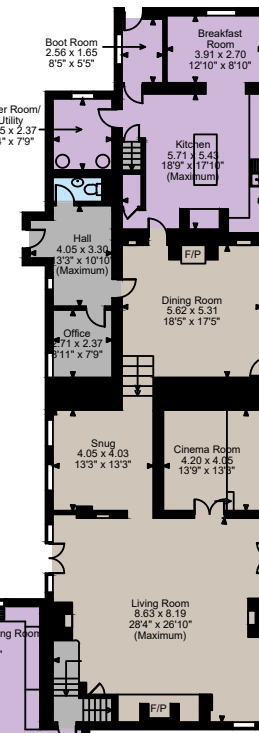
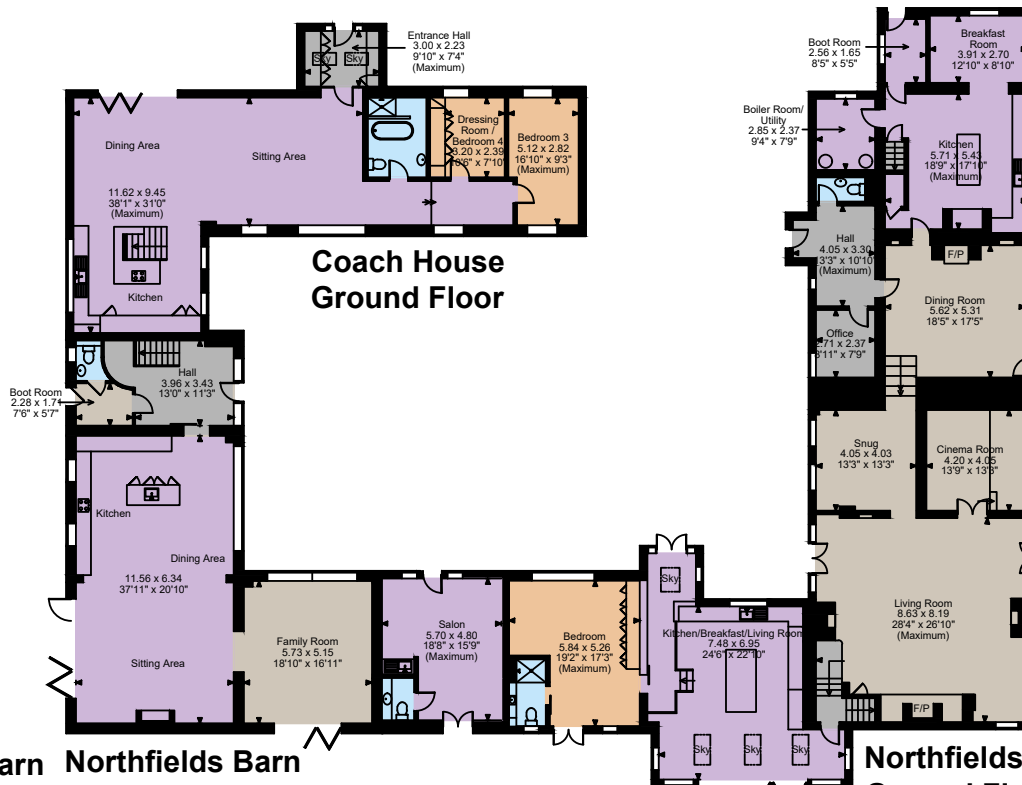


Boot Room
2.28 x 1.77
7'6" x 5'7"

Annexe

**Northfields Hall
Ground Floor**

**Northfields Hall
First Floor**



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

Northfields Barn internal area 2,739 sq. ft (254 sq. m)

Coach House internal area 1,948 sq. ft (181 sq. m)

Northfields Hall internal area 5,086 sq. ft (473 sq. m)

Workshop internal area 4,315 sq. ft (401 sq. m)

Barn internal area 1,494 sq. ft (139 sq. m)

Total internal area 15,582 sq. ft (1,448 sq. m)

For identification purposes only.

Directions

BD15 0DJ

///what3words ///delay.teeth.foster - brings you to the private access lane

General

Local Authority: Bradford Council

Services: Mains electricity, water and drainage.

Northfields Hall – Mains gas central heating with a wind turbine that also currently provides an income of circa £10k a year in FIT payments, please ask agent for further information.

Northfields Barn and Coach House - LPG central heating and underfloor heating

Council Tax:

Northfields Hall - Band G

Northfields Barn - Band F

The Coach House - Band F

Tenure: Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harrogate

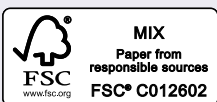
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