




# Northfields Hall & Annexe

Shay Lane, Wilsden



BNP PARIBAS GROUP 

## A large family home, annexe and agricultural barn alongside two charming supplemental properties and outbuilding.

Located on the edge of the Brontë Country and offering the perfect balance between rural and urban, a contemporary family home, with annexe and agricultural barn that occupies a farmstead setting alongside two charming supplemental properties and other outbuilding that are available by separate negotiation.



**5 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**AMPLE PARKING**



**6.59 ACRES**



**FREEHOLD**



**RURAL**



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



**GUIDE PRICE  
£850,000**



### The property

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 and agricultural barn is ideal for multigenerational living or as a holiday lets with approx. 6.59 acres.

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 butler's 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.



## Annexe

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.

A track to the back of the property leads to the agricultural barn that has the potential to be used for stabling or garage.

The annexe also features a raised decking area with lawned garden.

## 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) or 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



Annexe



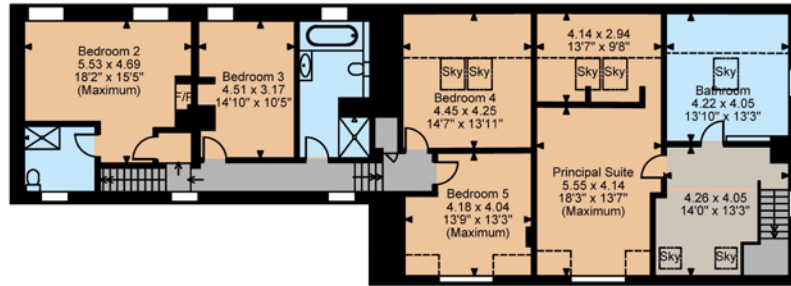
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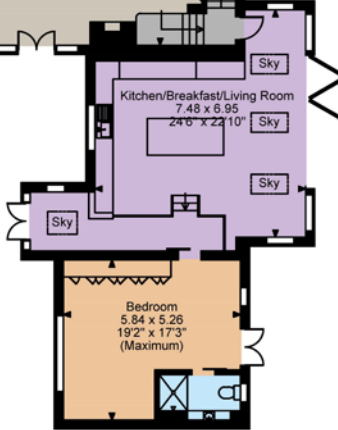
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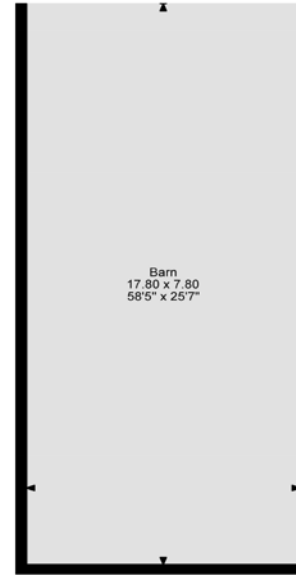
First Floor



Ground Floor



Annexe



## Floorplans

Main House internal area 4,737 sq ft (440 sq m)

Annexe internal area 349 sq ft (32 sq m)

Total internal area 5,086 sq ft (473 sq m)

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

For identification purposes only.

## Directions

BD15 0DJ

///what3words - delay.teeth.foster

## General

Local Authority: Bradford Council

Services: Mains electricity, water and drainage.

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.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

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

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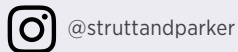
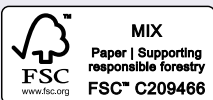
## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

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