



# Northfields Barn

Shay Lane, Wilsden



BNP PARIBAS GROUP 

## A beautifully renovated, contemporary home alongside two charming supplemental properties.

Located on the edge of the Brontë Country and offering the perfect balance between rural and urban, a modern family home that occupies a farmstead setting.



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**AMPLE PARKING**



**APPROX. 3.62 ACRES**



**FREEHOLD**



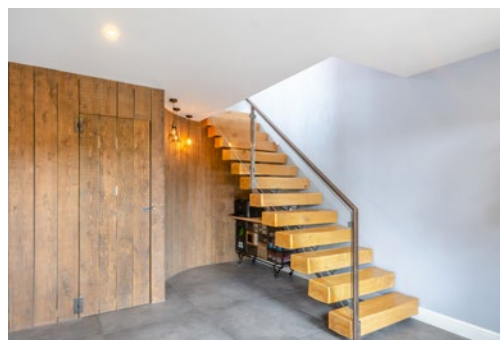
**RURAL**



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



**GUIDE PRICE £520,000**



### The property

To the front of Northfields Barn 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 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.

The property also has the added benefit of the adjoining land behind coming to an approximate 3.62 acres.

## 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





**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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## Floorplans

Main House internal area 2,421 sq. ft (225 sq. m)

Salon internal area 295 sq. ft (27 sq. m)

Total internal area 2,716 sq. ft (252 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. LPG central heating and underfloor heating.

**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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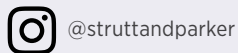
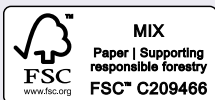
## Harrogate

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