




The Coach House

Northfields, Shay Lane, Wilsden

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

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

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 alongside two charming supplemental properties and agricultural outbuildings that are available by separate negotiation.



OPEN PLAN LIVING



4 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



PRIVATE GARDEN



FREEHOLD



RURAL



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



**OFFERS OVER
£400,000**



The property

Converted from a previous stable block, The Coach House has a private south-facing entrance accessed 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.



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

Nearby Schools

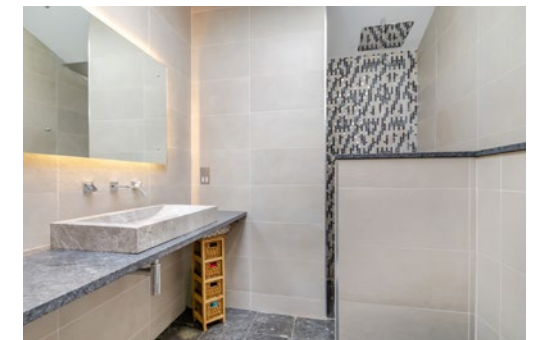
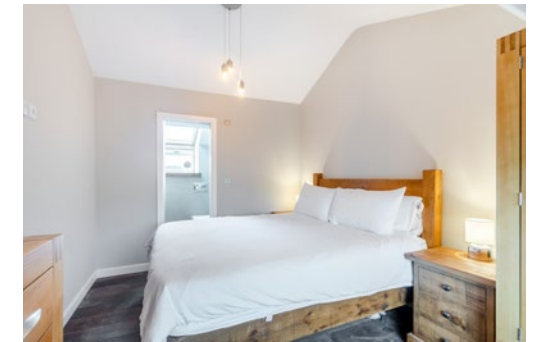
Wilsden Primary / Sandy Lane Primary
Harden Primary / Myrtle Park Primary
Lady Lane Park Preparatory School
Brontë House / Bradford Grammar School

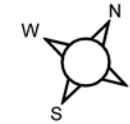
Nearby Stations

Bingley station / Crossflatts station
Saltaire station / Bradford

Key Locations

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





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

Internal area 1,948 sq. ft (181 sq. m)
For identification purposes only.

Directions

BD15 0DJ

///what3words - bells.attend.adding

General

Local Authority: Bradford Council

Services: Mains electricity, water and drainage.

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

Council Tax: Band F

EPC Rating: C

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

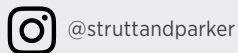
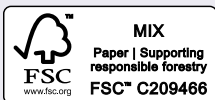
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