

Ornella's Estates

PROUDLY INDEPENDENT



18 Belmont Avenue

Baildon, Shipley, BD17 5AJ

Offers over £600,000



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INTRODUCTION

Nestled within its own private grounds and accessed through an elegant remote-controlled electric gate, this magnificent detached stone property is a true sanctuary of charm, sophistication, and timeless beauty. From the moment the gates glide open, you are captivated by the enchanting English country gardens that embrace this exquisite home, bursting with vibrant flowers, mature trees, and lush shrubbery. The sweeping driveway offers ample parking, making an unforgettable first impression for you and your guests.

Step inside, and you're welcomed by a grand entrance hallway, setting the tone for the sheer elegance and warmth of this much-loved family home. The property boasts spacious reception rooms perfect for both relaxation and entertaining, and at its heart lies a spectacular open-plan kitchen, designed to the highest standard with modern fittings that harmonize beautifully with the character of the home.

The sleeping quarters are equally impressive, featuring four generously sized bedrooms, a luxurious house bathroom, and an additional separate shower room, ensuring both comfort and practicality for family and guests.

Outside, the magic continues with meticulously landscaped gardens offering a safe and serene haven for children to explore and play, while adults can enjoy al fresco dining, summer barbecues, or evening gatherings under the stars. For the eco-conscious homeowner, the property also includes an EV charging point, blending sustainability with modern living.

As you meander through the garden, a delightful surprise awaits—a charming garden room/home office, perfectly designed for those who work from home or seek a peaceful retreat for creativity and productivity.

This remarkable home is not just a property—it's a lifestyle. Imagine your family growing and thriving in this idyllic setting, surrounded by natural beauty and comfort. This is more than a house; it's a dream come to life. Don't miss the opportunity to make it yours. Viewings are essential to truly appreciate all it has to offer!

LOCATION

Baildon Village: A Hidden Gem Nestled in Yorkshire's Heart

Perched on the edge of the stunning Yorkshire Dales, Baildon Village is a picturesque haven that seamlessly blends charm, history, and a vibrant sense of community. Known affectionately as "The Village on the Moor," Baildon offers breathtaking views of rolling hills, rugged heather moorland, and the distant Pennine skyline.

The heart of Baildon is its thriving village center, where cobbled streets lead to a delightful mix of independent shops, welcoming cafes, and traditional pubs that exude warmth and hospitality. Whether you're stopping by for a hearty Yorkshire breakfast, a pint of local ale, or a stroll through its quaint boutiques, there's always a sense of home here.

History whispers through the village, from its ancient Saxon origins to the striking parish church of St. John the Evangelist, which has stood as a beacon for centuries. The nearby Bracken Hall Countryside Centre and Shipley Glen Tramway speak to the area's rich heritage, offering glimpses into Baildon's rural past and its ties to the industrial revolution.

For lovers of the outdoors, Baildon Moor is a treasure. Walkers, runners, and nature enthusiasts flock here for its sweeping landscapes and peaceful trails. In every season, the moor offers something special—from golden sunsets to winter frosts that sparkle underfoot. Wildlife thrives here, making it a haven for birdwatchers and photographers alike.

But perhaps what sets Baildon apart is its people. The village is alive with community spirit, celebrated through its vibrant local events like the Baildon Carnival and the Farmer's Market. Here, neighbors are more like family, and visitors are always welcomed with open arms.

Whether you're exploring its scenic beauty, delving into its rich history, or simply soaking up its friendly atmosphere, Baildon Village is a place that stays with you long after you've left. It's not just a destination; it's a way of life—rooted in tradition, yet always evolving.

WHAT OUR VENDORS SAY

HOW TO FIND THE PROPERTY

SAT NAV BD17 5AJ

ACCOMMODATION

ENTRANCE TO THE PRIVATE GROUNDS

Accessed via remote control electronic gates and security intercom and as the gates open you immediately see this stunning picturesque substantial and much loved stone detached family home. Comprising:

ENTRANCE PORCH

Comprising Upvc double glazed door and window to the side elevation. Door to:

GRAND ENTRANCE HALLWAY

The character of the house begins to come alive. Comprising solid wood entrance door. Upvc double glazed feature windows to the side elevation. Solid wood flooring. Coving to ceiling. Radiators. Attractive stairwell to first floor. Doors leading to:

LARGE FAMILY FORMAL LOUNGE

15'0" x 14'2" (4.58 x 4.34)

This formal family lounge offers an abundance of natural light throughout. Comprising Upvc double glazed French doors leading into the rear garden. Upvc double glazed window to the side elevation. Solid wood flooring. Wood burning stove. Coving to ceiling. Two double radiators. TV point.

FORMAL FAMILY DINING ROOM

14'6" into bay x 11'8" (4.44i into bay x 3.58)

Great for entertaining family and friends Comprising Upvc double glazed windows to the rear elevation overlooking the garden and side elevation. Roll over radiators. Coving to ceiling. Karndene Flooring

2ND RECEPTION

17'10" x 8'1" (5.46 x 2.47)

A great room which is very versatile and can be used either as a 2nd TV room, playroom or office. Comprising Upvc double glazed windows and doors leading into the garden. Exposed stone walls. Radiator.

BESPOKE FITTED MODERN DINING KITCHEN

25'9" x 13'2" max (7.87 x 4.03 max)

This is the heart of the house, great for entertaining family and friends and putting the world to rights. Comprising a wide range of beautifully fitted bespoke modern wall and base units with underlighting and contemporary work surfaces over. Stunning Centre Island. Karndene flooring. Integral wine fridge, integral double electric cooker, with induction hob and extractor fan over. Integral dishwasher and fridge freezer. Stainless steel sink one and a half bowl. Inset spot lights. Exposed stone walls. Velux window. Upvc double glazed windows and French Doors to the rear elevation leading into the garden. Storage room.

FIRST FLOOR

LANDING AREA

Comprising stairs to 2nd floor. Double radiator.. Doors leading to:

MASTER BEDROOM

15'0" into bay x 10'7" fitted wardrobes (4.59 into bay x 3.23 fitted wardrobes)

This is a fabulous double bedroom with ample natural light and comprising Upvc double glazed windows to the rear elevation overlooking the stunning garden and boasting long distant views. Beautifully fitted wardrobes with underlighting and roll over radiator.

BEDROOM.2.

15'0" into bay x 10'9" (4.59 into bay x 3.30)

This is another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden and boasting long distant views. Double radiator. Store room.

BEDROOM.4.

9'1" x 7'0" (2.79 x 2.15)

This is a spacious single. Comprising Upvc double glazed window to the rear elevation overlooking the garden. Radiator.

Tel: 01943 661506

HOUSE BATHROOM

12'5" x 3'11" (3.80 x 1.21)

A beautifully fitted bathroom comprising deep bath, wash hand basin, low level w.c, lighted mirror, fitted cupboard. Inset spot lights. Fully tiled walls and floor. Radiator. Upvc double glazed window to the front elevation.

SHOWER ROOM

Comprising walk in shower cubicle. Fully tiled walls and floors. Extractor fan. Radiator. Upvc double glazed window to the side elevation.

2ND FLOOR LANDING AREA

Comprising eaves storage space. Door to:

BEDROOM.3.

18'1" max x 8'7" (5.53 max x 2.62)

This is another fabulous double bedroom. Great for the teenagers. Comprising Upvc double glazed windows to the rear elevation overlooking the garden and boasting fabulous views. Double radiator. Eaves storage.

OUTSIDE

DRIVEWAY AND GARAGE

Accessed via remote control, double electronic gates with security intercom open to a large pebbled driveway which offers parking for ample cars, leads to a larger than average detached garage with power and light.

FRONT GARDEN

There is a mixture to the front garden comprising pebbles, lawns, and abundance of flowers, trees and shrubbery and a further feature seating area with an outside enclosure for storing wood.

LARGE REAR GARDEN

To the rear of the property there is a privately enclosed child friendly south facing garden which has an elevated composite decked patio seating area leading to a mainly laid to lawn area with an abundance of flowers, trees and shrubbery. There is also a beautiful sun house with lighting and electric, which could be used as an office, ideal for anyone working from home or as a bar area for those family and friends summer barbecues and parties. The sun shines in this garden.

SUMMER HOUSE/OFFICE

12'4" x 8'4" (3.76 x 2.55)

Great for working from home or a nice bar area. Power and Light.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



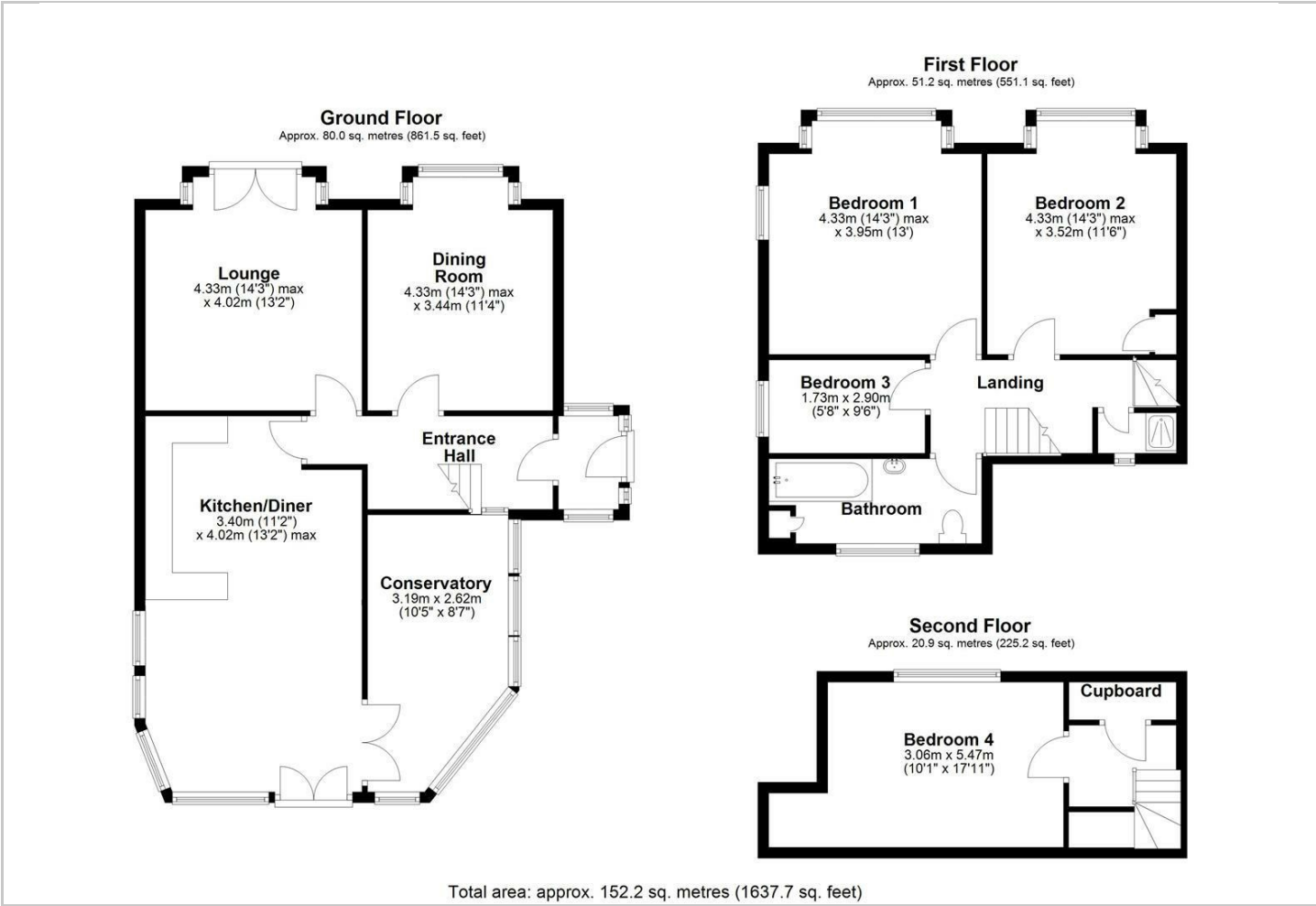
Hybrid Map



Terrain Map



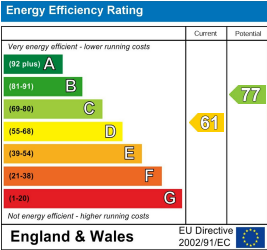
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.