

Ornella's Estates

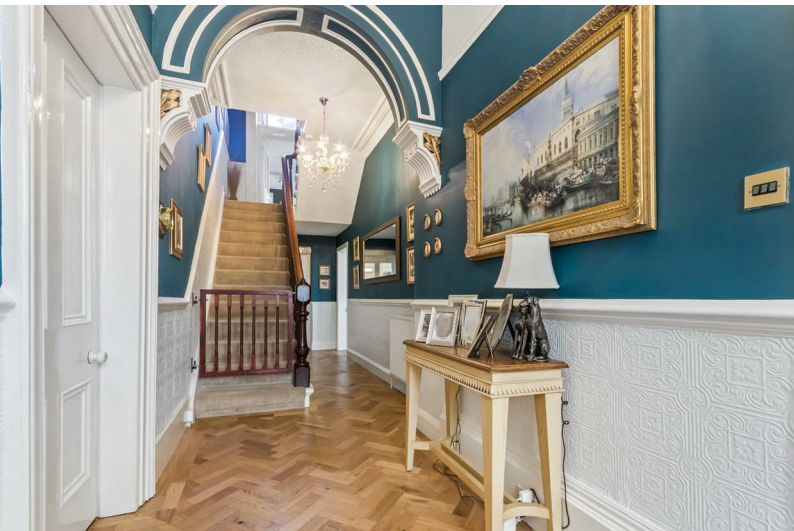
PROUDLY INDEPENDENT



Moorside Road

Eccleshill, Bradford, BD2 2EU

Price £595,000



Moorside Road

Eccleshill, Bradford, BD2 2EU

Price £595,000



VERSATILITY & FUTURE POTENTIAL

Stone Hall is more than a residence – it is a flexible investment opportunity. Thanks to its layout and infrastructure, the property lends itself to numerous future uses:

- **Business Potential:** The impressive ground floor rooms and cellar areas could suit boutique office spaces, a niche restaurant, wine bar, therapy centre or studio (subject to planning permission) whilst allowing for a spacious, 4 bed / 2 bath apartment, upstairs with exceptional, long-distance views.

- **Multi-Generational Living:** With multiple large bedrooms and shared and private lounges, Stone Hall is ideal for extended family living, providing comfortable privacy.

- **Airbnb/Short-Let Potential:** Separate entrances, large rooms, and appealing common areas make this an excellent candidate for premium weekday or weekend lets.

- **Relocation Buyers:** With easy access to Leeds or Bradford, and only 15 minutes from Leeds Bradford Airport, with several railway stations at nearby Apperley Bridge, Frizinghall, Pudsey and Bradford, it's an excellent base for those relocating from London or the South or for those regularly commuting to London or even internationally.

Enhanced Investment Appeal:

Stone Hall sits proudly within a newly established conservation area, already lifting local profile and value. With Bradford serving as the UK's City of Culture 2025, and being close to the Leeds border, the area is poised for further recognition and investment, making this an attractive long-term investment proposition.

A Hidden Scale of Grandeur:

Feedback from previous viewings consistently praises the sheer scale, beauty and finish of the property, with many remarking that the home far exceeded their expectation of its actual size, compared to the online images

INTRODUCTION

A Magnificent Victorian Masterpiece: Timeless Elegance in Historic Eccleshill.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SCALE, BEAUTY AND ELEGANCE OF THIS REMARKABLE HOME.

Step into history with this breathtaking Grade II listed Victorian villa, a true gem dating back to 1862. Formerly owned by the prominent Hutton family, esteemed mill owners, this linked-detached residence is a rare opportunity to own a piece of Eccleshill's rich heritage. Immaculately preserved, the property boasts a wealth of original period features, including soaring ceilings, intricate cornices, elegant picture rails, and large sash windows with working shutters that flood the home with natural light.

The grandeur of the property is evident from the moment you enter, with an impressive entrance vestibule leading to a magnificent hallway that sets the tone for the rest of the home. The ground floor offers an enviable layout perfect for family life and entertaining, featuring a recently fitted stunning family dining kitchen, seamlessly blending modern convenience with period charm; a formal dining room, ideal for hosting elegant gatherings; a large family lounge, full of warmth and character; and a charming morning room, perfect for enjoying a quiet start to your day. Additional practical features include a convenient downstairs W.C. and boot room vestibule. Access to spacious cellars, providing ample storage or potential for further development.

The first floor continues to impress with a mezzanine landing leading to four generously sized double bedrooms and a good sized single, including a luxurious master bedroom with its own ensuite shower room. A beautifully appointed house bathroom serves the remaining bedrooms. Ascending to the second floor, you'll find a further expansive double bedroom, perfect as a guest suite, home office, or tranquil retreat. All ceilings on the ground floor and first floor areas are 11ft high, adding to the elegance of this home. All bedrooms have plumbing and drainage, enabling additional en-suite facilities to be easily fitted.

Outside, the home's south-facing landscaped gardens are a private oasis of peace and beauty. Lovingly

maintained, the gardens feature a stunning feature fountain, lush planting, reminiscent of a grand manor house, creating the perfect setting for relaxation or entertaining. The added bonus of off-street parking as well as ample on street parking completes this exceptional property.

Set in Eccleshill's recently designated conservation area, surrounded by other listed and period properties, this home is steeped in history while offering modern-day comforts. Rarely do properties of this calibre come to market, making this a truly unique opportunity.

WHAT OUR VENDORS SAY

Stone Hall has been an incredible family home, offering more space than we ever imagined we'd need. With three kids, their friends, and plenty of parties, the house has been perfect for both lively gatherings and quiet retreat. The two spacious lounges and formal dining room allow for everyone to have their own space, while the kitchen with its cozy AGA has always been the heart of the home.

We've lovingly restored this house, preserving its original charm while adding thoughtful touches like chandeliers and a renovating by hand the original staircase that showcases the wood grain. It's been a true privilege to live in such a historic property amid many other heritage properties—working with local councillors, we helped secure the location as Bradford's 60th conservation area, which it clearly deserved.

The house is surrounded by a welcoming community, and the local recreation ground (much enhanced and cared for by a local community group), just yards away, is perfect for outdoor activities, from family gatherings to exercising the dogs.

The south-facing garden with its water fountain feels like an oasis, ideal for relaxing in the sun or hosting guests. In summer it could be in the South of France.

The house is spacious, secure, and has provided us with a peaceful, fulfilling lifestyle we'll always cherish.

With views stretching over 26 miles to Garforth, and with plenty of mature trees, the setting is both breathtaking and serene.

Stone Hall has also been featured in ITV's drama *Malpractice*, which speaks to its charm and character. We'll miss living here dearly, but we know it's ready to offer someone else a lifetime of memories.

LOCATION

About Historic Eccleshill

Nestled in the heart of West Yorkshire, Eccleshill is a charming and historic village steeped in character, surrounded by period properties and an abundance of local history. The area boasts an excellent selection of well-regarded schools, including Cavendish Primary School, Hanson Academy, and the highly sought-after Immanuel College, making it an ideal location for families. Eccleshill offers a vibrant community feel with a variety of local amenities, including independent shops, cafes, restaurants, and a bustling village centre. For leisure, nearby parks and green spaces provide opportunities for outdoor activities, while the historic Eccleshill Mechanics Institute reflects the area's industrial heritage.

Transport links are superb, with regular bus services to Bradford, Leeds, and surrounding areas, and convenient access to the A6177 Ring Road. The nearby Apperley Bridge Train Station provides direct connections to Leeds and beyond, while the proximity to Leeds Bradford Airport makes international travel easily accessible. Combining historic charm with modern convenience, Eccleshill offers a perfect balance for families, professionals, and anyone seeking a welcoming and well-connected place to call home.

HOW TO FIND THE PROPERTY

SAT NAV BD2 2EU

ACCOMMODATION

Be prepared to be amazed. Few properties have the ability to stir emotion even before you have walked through the threshold, but this property is on another level. Ideal for the ever growing family. Comprising solid wood entrance door leading to:

ENTRANCE VESTIBULE/BOOT ROOM

74 x 58 (2.24m x 1.73m)

A traditional entrance vestibule with high ceilings and polished solid wood flooring. Sash window to the side elevation.

Tel: 01943 661506

DOWNSTAIRS W.C.

5'9 x 3'1 (1.75m x 0.94m)

Always useful to have, Comprising low flush w.c. and pedestal wash hand basin. Fully tiled walls. Polished wood flooring. Frosted sash window to the side elevation.

GRAND ENTRANCE HALLWAY

31 x 6'11 (9.45m x 2.11m)

The wow factor immediately becomes apparent when you enter into this impressive Grand Entrance Hallway. Comprising original deep coving to ceiling. Solid oak Parquet flooring. Double radiator. There is a beautiful ornate archway and original stairs to the first floor. Feature stained glass arched window. Solid wood door with matching stained glass window leading to the south facing garden via the second vestibule. The hallway gives access to all the principal rooms with doors to:

CELLARS

Spacious cellars, offering endless conversion options. Three good size cellars, ideal for storage but could be converted to provide additional accommodation subject to the necessary building regulation and planning.

BESPOKE FITTED DINING KITCHEN

11'5" from chimney breast to unit x 13'2" (3.49 from chimney breast to unit x 4.02)

A WOW Factor. This is the heart of the house. For those who enjoy cooking, this beautifully fitted bespoke modern kitchen with high quality solid ash wall and base units with solid oak worktops. Integral double electric over with five ring induction hob and stainless steel extractor fan over. Double Aga oven and two hobs. Integral wall to floor fridge and freezer. Integral dishwasher and washing machine. Belfast sink one and a half bowl single drainer. versatile dimmable LED lighting systems. Built in up lighting. Dado picture rail. Solid Oak Parquet flooring. Antique mirror wall tiling. Large pantry/storage room. Window to the rear elevation.

FORMAL DINING ROOM

15'11 x 13'10 (4.85m x 4.22m)

This stunning formal dining room is perfect for entertaining family and friends and you can imagine how it would have been in the Victorian days., having been elegantly decorated. Comprising original coving to ceiling, attractive ceiling rose, feature fire place with living flame gas fire, solid oak Parquet flooring, two double radiators and French doors to the side elevation and window to the rear elevation.

FAMILY LOUNGE

15' x 15'1 into recess (4.57m x 4.60m into recess)

A stunning light and airy family lounge with large sash windows to the side and front elevations which overlooks the beautiful front south facing garden. Comprising feature fireplace with living flame as fire, original coving to ceiling and picture rail.

MORNING ROOM

16'1 x 16'3 (4.90m x 4.95m)

Again this lovely room would be great for anyone just wanting to relax and do nothing but read. Comprising original coving to ceiling. A feature open solid fuel fire guarantees a cosy room which boasts dual aspect large sash windows to the East and South elevations overlooking the beautiful English Country garden.

FIRST FLOOR

MEZZANINE LANDING

A stunning stained glass arch feature window to the rear elevation compliments this landing area, Stairs to the first floor. Doors to:

HOUSE BATHROOM

12'10 x 5'11 (3.91m x 1.80m)

Comprising large white bath with electric shower over, pedestal wash hand basin and low flush w.c. Radiator towel rail. Fully tiled walls and floors. Two frosted sash windows to the side elevations.

MASTER BEDROOM

15 x 13'10 (4.57m x 4.22m)

With high ceilings and fitted wardrobes, this is a very spacious master bedroom. Comprising radiator, door leading to large built in wardrobe, east facing sash window and south facing second window overlooking the garden,

BEDROOM.2.

16'1 x 13'1 (4.90m x 3.99m)

Another fabulous double bedroom comprising windows to the rear and side elevations with extensive views. Coving to ceiling. Dado picture rail and two radiators. Two built in wardrobes.

GUEST BEDROOM

15'1 x 11'4 (4.60m x 3.45m)

A large double bedroom comprising radiator, built in double wardrobes and north facing window.

ENSUITE SHOWER ROOM

Comprising large shower cubicle with inset shower, pedestal wash hand basin, low flush w.c. and extractor fan.

BEDROOM.4.

14'2 x 14'11 (4.32m x 4.55m)

Another fabulous double bedroom offering an abundance of natural light with picture rail and attractive freeze above, cast iron Victorian fireplace and large window overlooking the south-facing garden.

BEDROOM.5.

10'3 x 7'7 (3.12m x 2.31m)

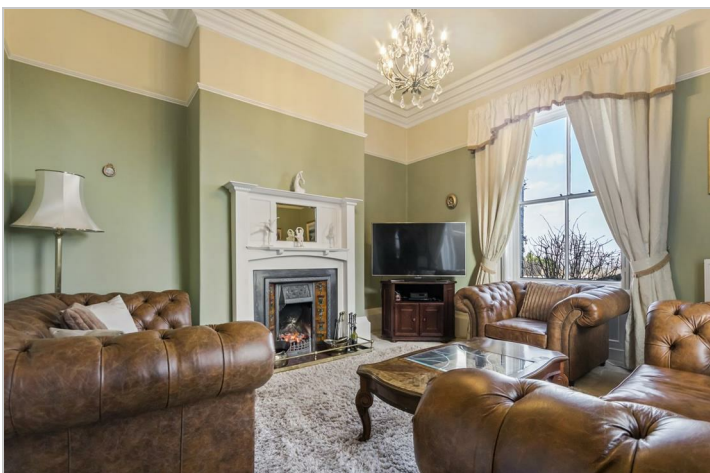
Another good sized single bedroom comprising coving to ceiling, dado rail, single radiator and window overlooking the south facing garden.

SECOND FLOOR

BEDROOM.6.

12'8 x 10'5 (3.86m x 3.18m)

A double bedroom, with velux window, currently used as a quiet office – potential to convert to another luxury bathroom or studio.



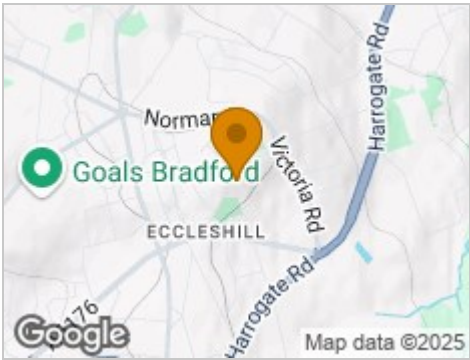
Road Map



Hybrid Map



Terrain Map



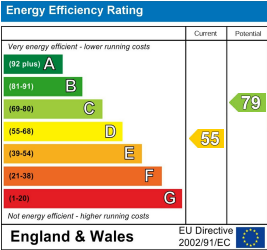
Floor Plan



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.