

# Ornella's Estates

PROUDLY INDEPENDENT



8 Esholt Lane

Baildon, Shipley, BD17 7RN

Price £279,950



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### INTRODUCTION

Set in a truly stunning rural position within the ever-popular village of Esholt, this delightful and much-loved cottage offers an abundance of character and warmth throughout. Owned by the current vendor for many years, the property has been beautifully cared for and retains a wealth of charming features, creating a wonderfully cosy and inviting home.

The accommodation briefly comprises an entrance hall leading into a welcoming family lounge, perfect for relaxing evenings. An inner hallway provides access to the cellar and continues through to a lovely country kitchen, thoughtfully designed to complement the character and charm of this period home.

To the first floor are two attractive bedrooms and a house bathroom, all enjoying a peaceful and homely feel.

Externally, the cottage continues to impress. To the front is a charming cottage garden with far-reaching views over open fields, offering a truly picturesque outlook. To the rear is a fully enclosed and tranquil garden, featuring a paved seating area ideal for outdoor dining, leading onto a lawned garden surrounded by flowers, trees and established shrubbery. There is also a garden shed, along with a further useful shed which benefits from plumbing for a washing machine and dryer.

This is a wonderful garden in which to sit back, unwind and enjoy the peaceful setting — perhaps with a glass (or two) of your favourite wine ??

Early viewing is highly recommended to fully appreciate the charm, setting and lifestyle this beautiful cottage has to offer.

### WHAT OUR VENDORS SAY

#### LOCATION

Esholt Village is a highly sought-after and picturesque location, renowned for its beautiful countryside setting, charming period properties and strong sense of community. Steeped in history, the village is perhaps best known as the

original filming location for the much-loved television series Emmerdale, adding a unique and nostalgic appeal. With scenic walks on the doorstep, a welcoming village atmosphere and excellent access to surrounding towns and amenities, Esholt offers the perfect blend of rural tranquillity and everyday convenience.

#### HOW TO FIND THE PROPERTY

SAT NAV BD17 7RN

#### APPROACH

Offering great kerb appeal and comprising:

#### ENTRANCE HALLWAY

Step inside this lovely cottage and you immediately get a lovely warm feeling. Comprising wooden entrance door with glass panelled windows to the front elevation. Dado rail. Single radiator. Stairs to first floor.

#### FAMILY LOUNGE

18'6" x 12'4" (5.65 x 3.77)

Oozing warmth and character this beautiful cosy lounge comprises Upvc double glazed windows to the front elevation with views over open fields. Double radiator. Wooden beams. Dado shelving. Gas burning stove. TV point.

#### INNER HALLWAY

Door leading to cellar for storage

#### COUNTRY KITCHEN

16'10" x 6'8" (5.15 x 2.04)

A delightful kitchen in keeping with the character of the property and comprising. Upvc double glazed windows to the front elevation with views over open fields. Wooden door to the rear elevation leading into the garden. Solid wood wall and base units with laminate worktops over. Point for electric cooker. Stainless steel sink. Points for fridge freezer. Beams. Tiled flooring. Single radiator

#### FIRST FLOOR

#### LANDING AREA

Comprising storage cupboard. Beams. Upvc double glazed window to the rear elevation. Doors leading to:

## BEDROOM.1.

16'11" x 8'8" into recess (5.18 x 2.65 into recess)

A superb spacious double bedroom comprising Upvc double glazed windows to the front elevation boasting beautiful views over open fields. Fitted wardrobes. Two radiators. Beams. Storage cupboard. Laminate flooring.

## BEDROOM.2.

16'4" x 6'9" into recess (4.98 x 2.07 into recess)

Another lovely bedroom comprising Upvc double glazed windows to the front elevation again boasting beautiful views over open fields. Single radiator. Fitted wardrobes. Feature fireplace. Dado picture rail.

## HOUSE BATHROOM

7'2" x 6'10" (2.19 x 2.10)

Comprising Upvc double glazed window. Panelled bath. Low level w.c. Wash hand basin. Part tiled walls. Radiator. Fitted cupboard.

## OUTSIDE

### FRONT AND REAR GARDENS

Externally, the cottage continues to impress. To the front is a charming cottage garden with far-reaching views over open fields, offering a truly picturesque outlook. To the rear is a fully enclosed and tranquil garden, featuring a paved seating area ideal for outdoor dining, leading onto a lawned garden surrounded by flowers, trees and established shrubbery. There is also a garden shed, along with a further useful shed which benefits from plumbing for a washing machine and

dryer.

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### 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.

### PROPERTY OMBUDSMAN

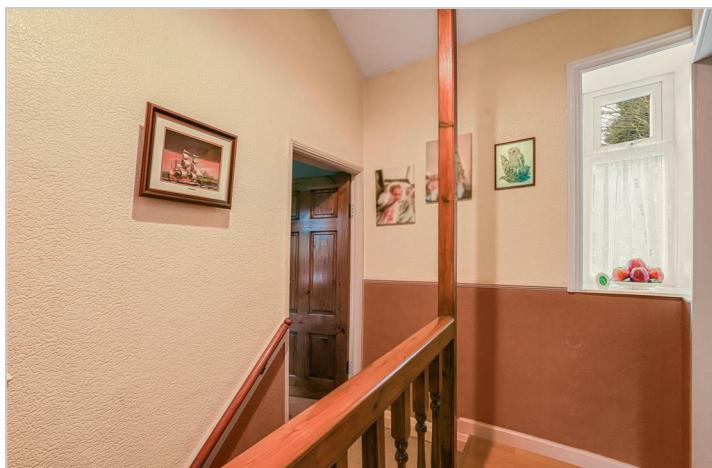
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

### 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.

### 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.



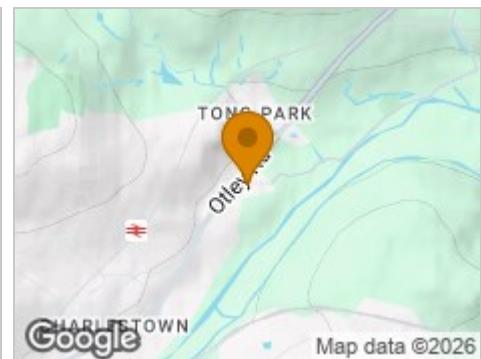
## Road Map



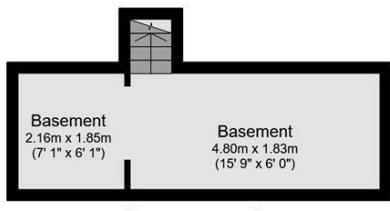
## Hybrid Map



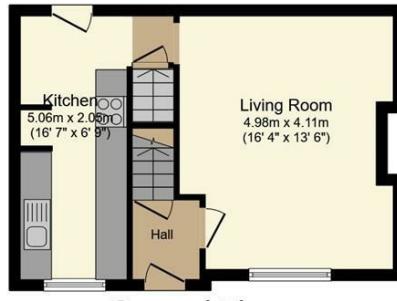
## Terrain Map



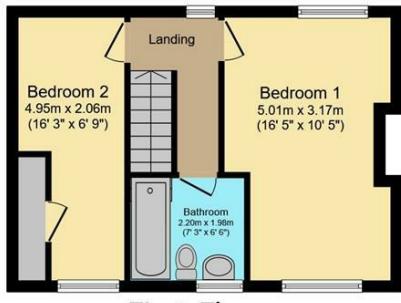
## Floor Plan



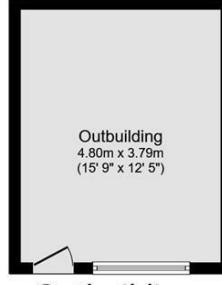
**Basement**  
Floor area 16.4 sq.m. (176 sq.ft.)



**Ground Floor**  
Floor area 35.0 sq.m. (377 sq.ft.)



**First Floor**  
Floor area 35.7 sq.m. (384 sq.ft.)



**Outbuilding**  
Floor area 18.8 sq.m. (202 sq.ft.)

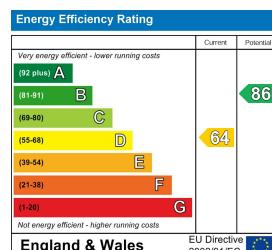
**Total floor area: 105.8 sq.m. (1,139 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.