

Ornella's Estates

PROUDLY INDEPENDENT



Glengate Lucy Hall Drive

Baildon, BD17 5BH

Price £599,000

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INTRODUCTION

Welcome to this truly unique and substantial home, set within its own private grounds amidst a stunning countryside backdrop directly opposite Shipley Glen. Formerly a restaurant, this impressive property has been transformed into a spacious family residence offering versatile living spaces and breathtaking views. Perfect for an ever-growing family or those seeking multi-generational living, this home also boasts a separate annex for added flexibility.

Upon entering the main house, you are welcomed by an inviting entrance porch leading to a spacious hallway. The ground floor offers a wealth of living space, including a generous family lounge ideal for relaxing evenings, a formal dining room perfect for entertaining, and a well-appointed dining kitchen designed for both practicality and style. There is also a versatile office or additional bedroom and a house bathroom.

A striking mezzanine landing on the first floor leads to two well presented bedrooms, including a principal ensuite. This layout perfectly balances open-plan living with cosy, intimate spaces.

The separate annex provides independent living options and is ideal for extended family members or guests. It features a fully fitted kitchen, a comfortable family lounge, and a flexible inner hallway leading to two bedrooms and an additional versatile room that could serve as a home office, hobby room, or guest accommodation. By removing this dividing wall this would easily return it to one home.

Outside, the grounds are equally impressive. Double wrought iron gates open onto a spacious pebbled area providing ample parking, accompanied by a useful shed for storage. To the side, a lush lawned garden with mature trees and shrubbery offers a peaceful retreat. The rear of the property boasts a charming bar garden with further greenery, a pebbled area, and a side patio—perfect for outdoor dining and enjoying the tranquil surroundings.

This extraordinary property is a rare find, offering a unique blend of character, space, and versatility in an idyllic rural setting. Whether you are looking for a large family home or a residence with multi-generational living potential, this home is sure to capture your heart. Don't miss the opportunity to make it yours—contact us today to arrange a viewing and experience its charm for yourself.

WHAT OUR VENDORS SAY

We bought Glengate back in 1995 as a repossessed Indian restaurant and we have spent our lives turning it into a unique family home. We loved the space it offered and the proximity to the Glen, a dog walker's paradise and have designed and decorated the inside to compliment the surroundings. My wedding car pulled away from outside this house and our babies were brought back to it, we have shared so many happy days here. When we made the decision to permanently move to Devon, we rented half the house out and used the other half as our holiday home, but now feel our beautiful house needs to be loved full time by a new family. It is very hard to say goodbye, but we know, whoever is lucky enough to be her new owners, will make wonderful memories here, just like we have.

LOCATION

Baildon, nestled on the edge of the beautiful West Yorkshire Moors, is a charming and vibrant community offering the perfect balance of countryside living and modern conveniences. The village boasts a welcoming atmosphere with a bustling centre filled with independent shops, cosy cafés, and popular restaurants catering to a range of tastes. Nature lovers are drawn to Baildon Moor, a stunning expanse of open space ideal for walking, cycling, and enjoying breathtaking views across the Aire Valley. Families are well-served by excellent local schools, including the highly-regarded Baildon Church of England Primary School and nearby secondary options in surrounding areas. With a strong sense of community, a variety of local events, and easy access to both Bradford and Leeds, Baildon is a delightful place to call home.

HOW TO FIND THE PROPERTY

SAT NAV BD17 5BH

ACCOMMODATION

ENTRANCE PORCH

Comprising Upvc double glazed windows and doors to the front elevation. Double radiator. Door to store room. Door to:

ENTRANCE HALLWAY

13'3" x 10'0" (4.06 x 3.06)

This is a light and airy spacious hallway comprising floor to ceiling wood windows to front elevation. Stairs to first floor. Two double radiators.

HOUSE BATHROOM

9'5" x 8'0" (2.89 x 2.44)

A fabulous spacious bathroom comprising bath, shower cubicle, low level wc. wash hand basin. Inset spot lights. Single radiator. Part tiled walls. Fitted cupboard. Windows to the side elevation.

BEDROOM/OFFICE

10'10" max x 6'9" (3.31 max x 2.07)

This is a versatile room and can be used for whatever is needed either a bedroom or an office the choice is yours. Upvc double glazed window to the side elevation. Radiator. Laminate flooring. Access to loft.

DINING ROOM

12'2" x 10'0" (3.71 x 3.07)

Offering an abundance of natural light and comprising large windows to the front and side elevations. Beams. Double radiator. Full height stone chimney breast.

LARGE FAMILY LOUNGE

22'0" x 11'0" (6.73m x 3.37)

This is a very light and airy family lounge. Comprising double doors leading to the dining room. Windows to the side elevation. Double radiator. Tiled back and base with bespoke fire surround and hearth with optional gas supply. Archway leading back into hallway.

MAIN KITCHEN

15'4" x 9'0" (4.69 x 2.76)

Offering an abundance of natural light and comprising Upvc double glazed door and window to the side elevation. Double radiator. A wide range of wall and base units with laminate worktops over. 1100 duel fuel range cooker. Stainless steel extractor fan over. Integral dishwasher. Points for fridge freezer and washing machine. Stainless steel one and a half bowl single drainer. Combi boiler.

MEZZANINE LANDING AREA

Large windows boasting breath taking views.

BEDROOM.1.

13'11" fitted wardrobes x 8'11" (4.26 fitted wardrobes x 2.74)

A great double bedroom comprising window to the side elevation. Fitted wardrobe. Beams. Radiator.

ENSUITE SHOWER ROOM

7'3" x 4'9" (2.23 x 1.45)

Comprising shower cubicle. Low level w.c. Wash hand basin. Part tiled walls. Radiator. Window to the side elevation.

MEZZANINE BEDROOM

9'11" x 10'1" max (3.03 x 3.08 max)

This is a delightful bedroom comprising double glazed windows to the front elevation boasting breathtaking views. Double radiator. Beams.

ANNEX

By removing this dividing wall this would easily return it to one home.

FITTED KITCHEN

11'5" x 8'9" (3.49 x 2.69)

Comprising door and window to the side elevation. Storage cupboard. Breakfast bar. Wall and base unit with laminate worktops over. Stainless steel sink one and a half bowl single drainer. Integral electric cooker with gas hob and extractor fan over. Points for washing machine and fridge freezer and dishwasher. Ideal combi boiler.

INNER HALLWAY/ROOM

Single radiator. Stairs to first floor.

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BATHROOM

7'2" x 6'8" (2.20 x 2.04)

Comprising Upvc double glazed window to the side elevation. Bath with thermostatic shower over.. Low level w.c. Vanity unit. Part tiled walls. Extractor fan.

RECEPTION ROOM

17'10" x 9'3" (5.45 x 2.82)

Comprising Upvc double glazed window and door to the side elevation. Two double radiators. Shelving. Wired for wall mounted TV.

FURTHER INNER HALLWAY

BEDROOM.4.

11'0" x 7'1" fitted wardrobes (3.37 x 2.17 fitted wardrobes)

Comprising Vanity unit with built in wash hand basin. Window to the side.

BEDROOM.5.

11'8" x 9'8" fitted wardrobe (3.58 x 2.95 fitted wardrobe)

Comprising Upvc double glazed window to the side elevation. Fitted wardrobe. Single radiator.

FIRST FLOOR

VERSATILE ROOM

19'1" x 9'3" (5.82 x 2.84)

This is a great room and can be used for whatever is needed. Comprising windows to the front, side and rear elevations boasting lovely views. Radiator.

OUTSIDE

PARKING AND GARDENS

Outside, the grounds are equally impressive. Double wrought iron gates open onto a spacious pebbled area providing ample parking, accompanied by a two useful sheds for storage. To the side, a lush lawned garden with mature trees and shrubbery offers a peaceful retreat. The rear of the property boasts a charming bar garden with further greenery, a pebbled area, and a side patio—perfect for outdoor dining and enjoying the tranquil surroundings. Please note planning permission is still in place for a garage.

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

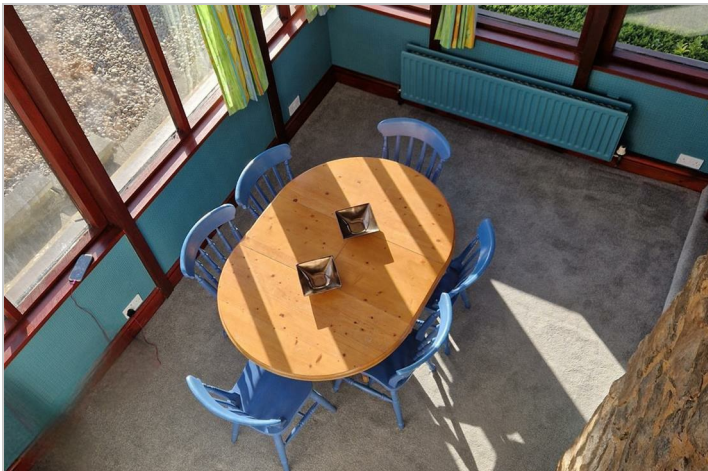
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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



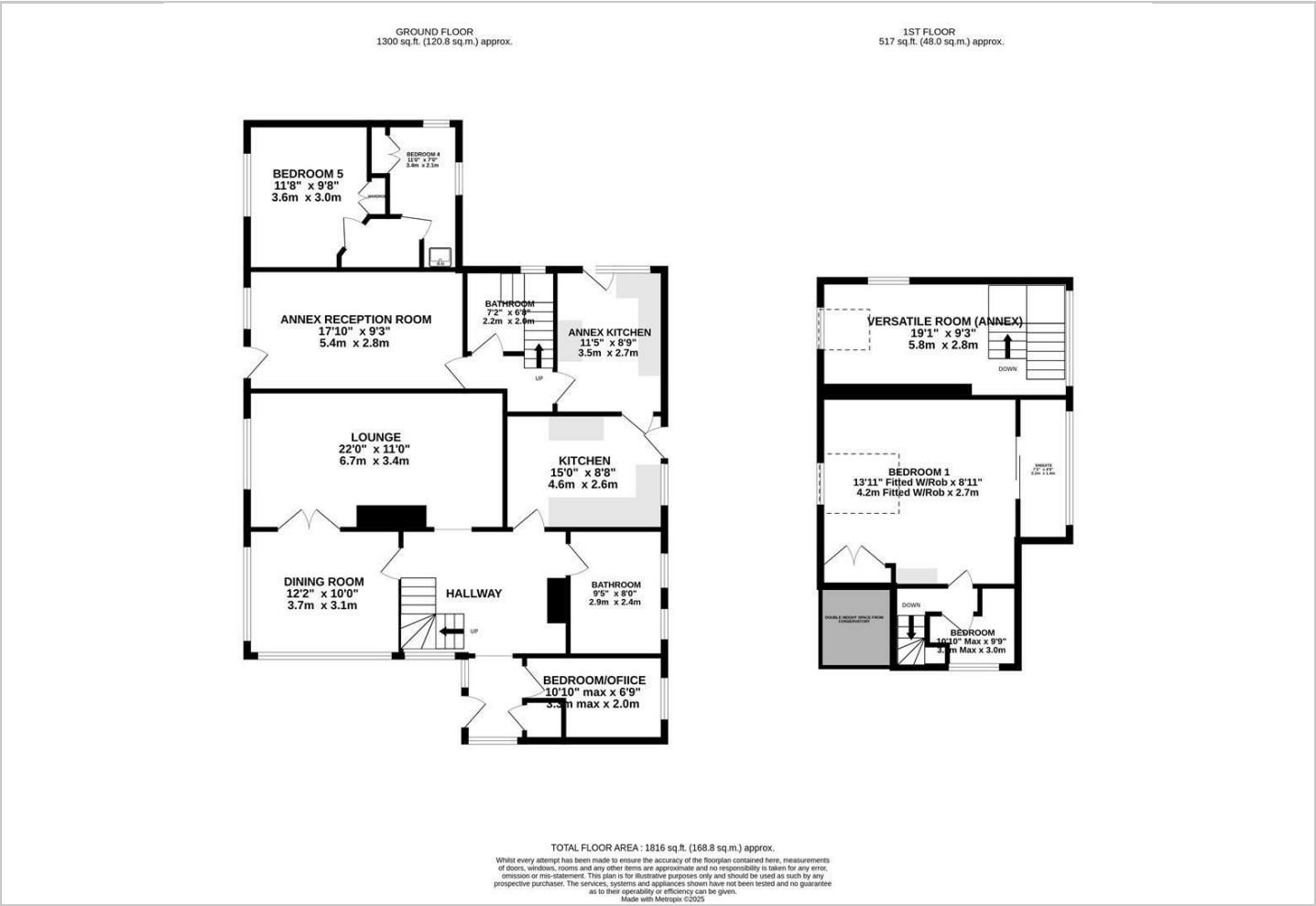
Hybrid Map



Terrain Map



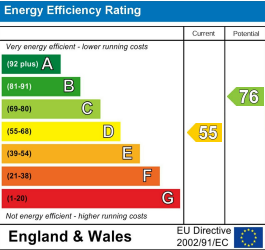
Floor Plan



Viewing

Please contact our Ornela'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.