

# Ornella's Estates

PROUDLY INDEPENDENT



## High Moor Walk West Lane

Baildon, Shipley, BD17 5TT

Offers over £660,000

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## INTRODUCTION

Welcome to this truly exceptional detached family home, nestled in the heart of the highly desirable Baildon Village. Meticulously designed and finished to the highest standards, this substantial property offers a seamless blend of luxury, comfort, and practicality, perfect for modern family living.

### Step Inside:

From the moment you step into the elegant entrance hallway, you'll be captivated by the attention to detail and quality craftsmanship throughout. The ground floor boasts two magnificent reception rooms, ideal for entertaining or relaxing in style. The heart of the home is the bespoke, open-plan kitchen, dining, and sitting area, thoughtfully designed for both everyday living and special gatherings. This stunning space flows effortlessly into the beautifully landscaped, privately enclosed garden, creating a perfect indoor-outdoor living experience.

A convenient downstairs W.C. and a sense of space and light complete the ground floor.

### Upstairs:

With five generously sized double bedrooms, this home has room for everyone. The master suite is a haven of tranquility, featuring a luxurious en-suite shower room. A second guest bedroom also benefits from an en-suite, ensuring comfort and privacy for visitors. The remaining bedrooms are equally spacious and share a sumptuous family bathroom, finished to an impeccable standard.

### Outside:

The outdoor space is a dream for garden enthusiasts and those seeking peace and privacy. The beautifully maintained grounds include a sweeping driveway with ample parking for 4 cars., leading to a double garage. The garden which is west facing offers something for everyone: lush lawned areas, raised flower beds, veg and cut flower plots are south facing, a tranquil pond, and a patio seating area for alfresco dining.

For those working from home, the delightful sunroom, which is attached to the garage and is currently utilized as a working office with high speed internet plus an area for crafting, provides a quiet and inspiring workspace with garden views.

This is a rare opportunity to own a home that truly has it all: space, style, and a sought-after location. Move in and enjoy a lifestyle of luxury and ease without lifting a finger.

Don't miss out! Contact us today to arrange your private viewing of this stunning property and begin your next chapter in Baildon Village.

## WHAT OUR VENDORS SAY

We have not ventured far as upon coming to Baildon we have never wanted to leave the area. We moved from no 3 to 22 twenty four years ago albeit 400 yards and have enjoyed 22 with our children and expanded the house as we looked around for a new prospective property there was never anything better. Hence why we have stayed for so long. All glazing, soffits and facias renewed. Now is our time as the brood has left the nest.. Enjoy

## 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 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.

## HOW TO FIND THE PROPERTY

SAT NAV No.22. BD17 5TT

## APPROACH

As you approach this stunning home which is tucked away, you immediately see the kerb appeal. Comprising

## LIGHT AND AIRY ENTRANCE HALLWAY

17 x 6'10" (5.18m x 2.08m)

Accessed via an attractive composite entrance door to the front elevation. Upvc double glazed window to the front elevation. Single radiator. Karndean flooring. Stairs to first floor. Inset spot lights. Doors leading to:

## DOWNSTAIRS W.C.

Always useful to have. Comprising low level w.c., wash hand basin, radiator, extractor fan, inset spot lights and Karndene flooring.

## LARGE FAMILY LOUNGE

19'1" x 11'4" (5.83 x 3.46)

Offering an abundance of natural light, this spacious family lounge also has a warm feeling. Comprising Upvc double glazed windows to the front elevation. Two double radiators. Duel burning stove with marble back and stone surround. TV point. Coving to ceiling.

## RECEPTION ROOM.2.

11'5" x 9'1" (3.48 x 2.79)

This is a great room if you want a little peace and quiet and can be used for whatever you need. Comprising Upvc double glazed window to the front elevation. Double radiator. Coving to ceiling.

## BESPOKE OPEN PLAN KITCHEN/DINER/SITTING

29'10" max x 19'3" max (9.11 max x 5.89 max)

Well what can I say. This is the heart of the house and is great for entertaining family and friends, for those parties and get togethers. Again offering an abundance of natural light throughout with large velux windows, floor to ceiling windows and French doors that open up into the garden. Beautifully fitted high specification white gloss wall and base units, providing ample storage space with granite worksurfaces over. Fabulous Centre Island that compliments this lovely room which any chef would love. Integral dishwasher. Integra electric oven and grill, gas hob with extractor fan over. Integral wine fridge. Inset spot lights, Belfast sink. Amtico flooring which is hard wearing Double radiators. Points for fridge freezer. TV point.

## UTILITY ROOM

6'11" x 5'2" (2.13 x 1.58)

Comprising composite stable doors that lead to the patio seating area. Wall and base units. Boiler. Points for washing machine and dryer. Inset spot lights.

## FIRST FLOOR

## LANDING AREA

14'5" x 9'3" (4.39m x 2.82m)

A spacious landing area with storage room. Upvc double glazed windows to the rear elevation. Stairs to 2nd floor. Inset spot lights. Doors leading to:

Tel: 01943 661506

## MASTER BEDROOM

10'4" x 9'6" fitted wardrobes (3.16 x 2.92 fitted wardrobes)

A lovely double bedroom comprising Upvc double glazed windows to the rear elevation overlooking the garden. Beautifully fitted wardrobes. Radiator. Door to:

## ENSUITE SHOWER ROOM

7'4" x 3'1" (2.24 x 0.94)

Comprising shower cubicle, low level w.c. wash hand basin. Shaver socket. Upvc double glazed window to rear elevation. Radiator. Part tiled walls. Tiled flooring.

## BEDROOM.2.

9'3" fitted wardrobes x 8'2" (2.82 fitted wardrobes x 2.50)

Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation overlooking the garden. Fitted wardrobes. Radiator.

## BEDROOM.3.

11'3" x 6'4" (3.43 x 1.95)

Another good size bedroom comprising Upvc double glazed windows to the front elevation. Radiator.

## HOUSE BATHROOM

8'3" x 5'10" (2.52 x 1.79)

Great for relaxing. Comprising large bath, low level w.c. wash hand basin. Upvc double glazed window. Part tiled walls. Tiled flooring. Shaver socket. Inset spotlights.

## 2ND FLOOR LANDING

Comprising velux windows and fitted wardrobes. Doors to:

## BEDROOM.4.

11'4" x 6'9" (3.47 x 2.06)

Another double bedroom comprising Upvc double glazed window to the front elevation. Radiator.

## BEDROOM.5.

13'5" x 13'3" (4.11 x 4.04)

A fabulous size bedroom comprising Upvc double glazed windows to the front elevation. Two Velux windows with views over Harden Valley. Radiator. Inset spot lights.

## SHOWER ROOM

10'11" x 6'6"/45'11" (3.34 x 2/14)

Comprising shower cubicle, low level w.c. wash hand basin. Upvc double glazed window. Radiator. Fitted cupboard.

## OUTSIDE

## DRIVEWAY AND GARAGE

To the front of the property there is a driveway providing parking for four cars, leading to a double garage with up and over doors, power and light.

## OFFICE

12'2" x 7'8" (3.73 x 2.36)

Attached to the garage is a working office with high speed internet plus a crafted area. Comprising Upvc double glazed windows and doors leading into the garden. Two Velux window. Inset spot lights Fitted cupboards. This is a fantastic room for anyone who works from home, it keeps your private life and work life separate.

## THE GARDENS

The gardens of this remarkable property are nothing short of a private sanctuary, designed to inspire and delight garden enthusiasts and those seeking tranquility. Immaculately landscaped, the grounds feature lush, manicured lawns framed by vibrant flower beds that burst with seasonal color. A charming pond adds a serene focal point, perfect for quiet moments of reflection, while the raised flower beds and vegetable plot which is south facing to the side, offer endless possibilities for gardening creativity. Multiple seating areas, including a delightful patio, provide ideal spots to relax, entertain, or savour morning coffee amidst the natural beauty. Enclosed and wonderfully private, this outdoor haven is a true retreat, inviting you to unwind and immerse yourself in its breathtaking charm.

## 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



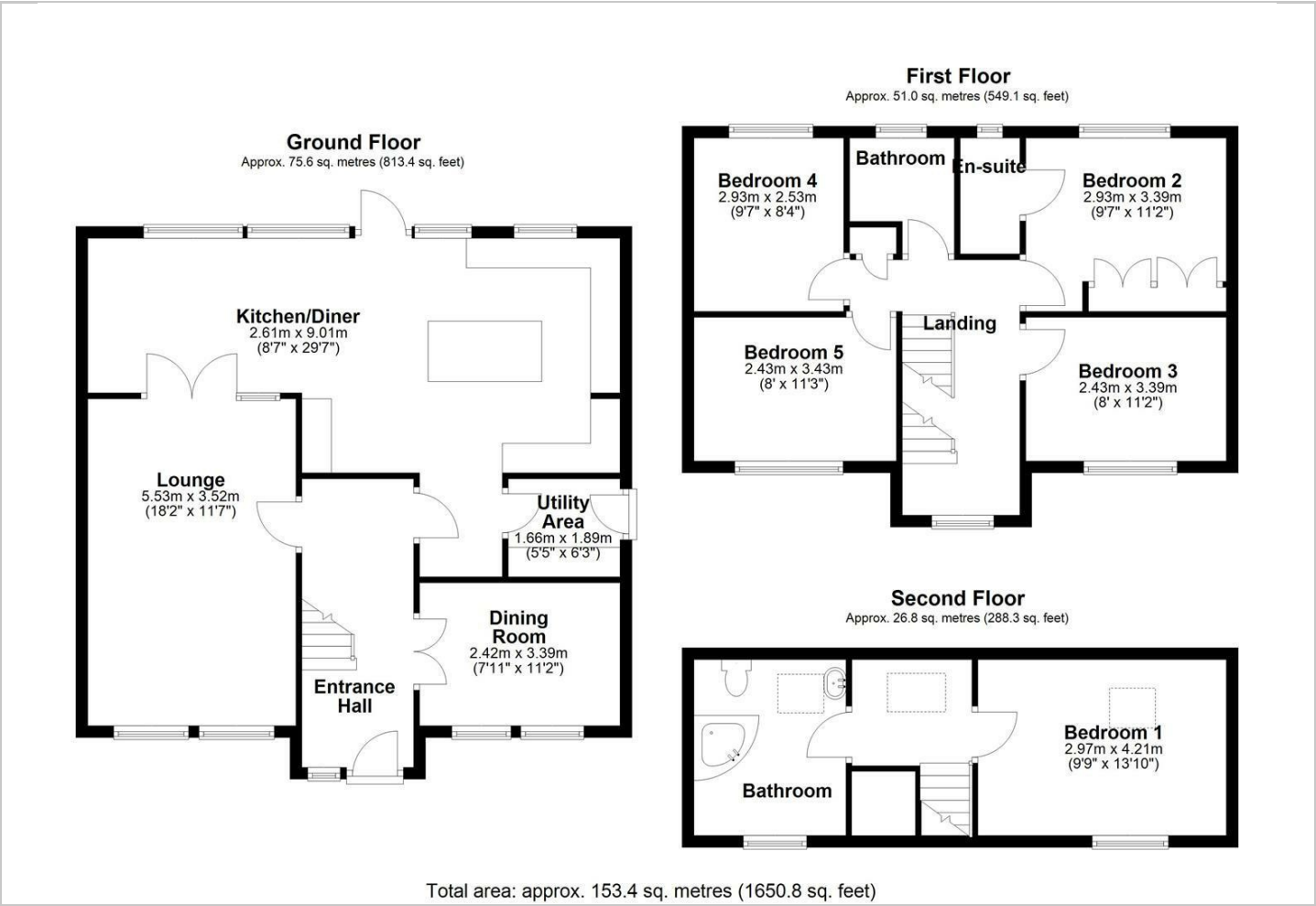
Hybrid Map



Terrain Map



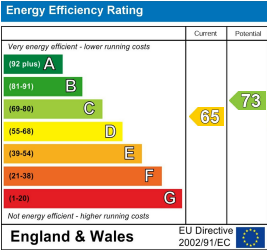
Floor Plan



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



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