



, West Morton, Keighley, BD20 5UP

- Magnificent Barn Conversion
- Contemporary Styling Throughout
- 8kw Roof Mounted Sunsynk Solar Panel System with 10Kw/h Battery Storage
- 13 Amp AGA
- EPC Rating B

Offers Over £750,000

- Three Bedrooms - With Subtle Alterations Could Easily Be Four
- Underfloor Heating to Both Floors
- LPG Central Heating
- Septic Tank
- Council Tax Band G

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DESCRIPTION

An increasingly rare opportunity to acquire a recently converted barn and having been commissioned by the current owners to their exact specification, an early appointment to view a truly superb home does indeed come highly recommended.

Masons Barn has been rebuilt and renovated in recent years and now offers a home of distinction, finished to an exacting standard, within a highly regarded location. Set on a private lane and in a superior plot of 0.65 acres of picturesque gently sloping south facing gardens, Masons Barn offers the perfect harmony of countryside tranquility and modern comfort while seamlessly merging contemporary design and traditional features, to create a unique living experience.

The thoughtfully designed layout boasts open-plan living, dining and kitchen spaces and well proportioned bedrooms. The heart of the home, the kitchen, is furnished with top of the line appliances including a four oven electric AGA and ample storage, large central island plus a well equipped utility. Externally are excellent gardens, driveway to the front for multiple vehicles, and patio areas and pergola with hot tub and shepherds hut which offers an excellent retreat, and provides outstanding views across the Aire Valley.

Masons Barn further benefits from an 8kw array of solar panels complimented with 10kw/h of battery storage, discreetly hidden LPG central heating with under floor heating to both floors and a refuse treatment plant.

Situated in West Morton a mile from Ilkley moor and the village of East Morton which has a highly regarded primary school and country pub, conveniently 4 miles from Bingley and its frequent direct rail links to Leeds, Bradford and Skipton and some 11 miles from Leeds Bradford Airport, Masons Barn offers an excellent base for the commuter.







Approx. Gross Internal Floor Area 2570 sq. ft / 238.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Viewing

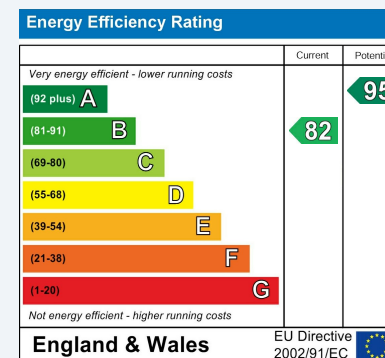
Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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