





Cherry Tree House


High Cotes Farm, Lane Side, Wilsden


A handsome five-bedroom detached property, in a picturesque setting on the edge of the Brontë Country.


Located in a semi-rural position on the fringes of a sought-after village, an imposing stone-built family home that offers generously proportioned accommodation across three floors, the whole designed to maximise the stunning far-reaching views over open fields.


**5 RECEPTION ROOMS**


**5 BEDROOMS**


**2 BATHROOMS**


**DOUBLE GARAGE**

**GENEROUS PLOT**

**FREEHOLD**

**SEMI-RURAL**

**3,386 SQ FT (315 SQ M)**

**GUIDE PRICE £699,950**

The property

Cherry Tree House is an attractive stone-built family home offering a total of 3,386 sq. ft of light-filled flexible accommodation arranged over three floors. Configured to provide an elegant, practical living and entertaining environment as well as being designed to maximise the stunning far-reaching views of the surrounding terrain.

The accommodation is accessed through double wooden front doors to a welcoming high ceiling reception hall with exposed wooden flooring and a galleried landing over. It leads to an impressive dual aspect sitting room with a feature open fireplace and double and single doors to a spacious P-shaped conservatory with large picture glazing, a vaulted and angled glazed roof, chequerboard-tiled flooring, and a door to a rear terrace.

To the front is a generous wooden-floored dining room with ample space for a good-sized table and chairs and direct access to the rear aspect kitchen which is also accessible from the reception hall. The

farmhouse style kitchen features quarry-tiled flooring, a range of bespoke wall, base and full-height units, complementary work surfaces, a Belfast sink, and modern appliances. A door from the kitchen opens to an inner hall with an en suite cloakroom, access to the useful front aspect study and doors to a terrace and the integral double garage.

On the first floor a generous galleried landing gives access to a dual aspect principal bedroom with a fitted dressing area and an en suite bathroom. There are four further well-proportioned double bedrooms, three with fitted storage, and a family bathroom with separate bath and walk-in shower enclosure.

The staircase continues to the second floor which houses vaulted hobby and games rooms, the former with bespoke shelving and latter with useful eaves storage. Both rooms having Velux glazing admitting additional natural light.



Outside

Set well back from the road, the property is approached through twin stone pillars over a hedge-lined gravelled driveway and to a large forecourt providing private parking and giving access to the integral double garage. The well-maintained formal garden surrounding the property is laid mainly to lawn bordered by mature shrubs and trees and enclosed by low-level stone walling and features numerous seating areas and paved terraces accessible from the conservatory and inner hall. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over the property's enclosed sloping pasture and surrounding rolling countryside.

Location

Located on high ground to the west of the Aire Valley and surrounded by upland pasture, wooded valleys, and moorland, all providing a wealth of walking routes, the historic village of Wilsden offers a good range of day-to-day amenities to include a primary school, a selection of shops, a post office, public houses, a village hall which hosts clubs and events and a medical practice.

Nearby Bingley provides additional facilities, including a supermarket, along with a mainline station with services to Leeds, Bradford and Skipton. Bradford City has a comprehensive range of retail and leisure opportunities, with the station providing direct journeys to London Kings Cross.

Road-users are within easy reach of the M62, the M1 and the A1(M) or onwards journeys to major cities and the stunning surrounding landscapes of the Peak District and the Yorkshire Dales.



Distances

- Main Street Wilsden 0.5 mile
- Bingley 4.4 miles
- Keighley 5.4 miles
- Bradford 5.5 miles
- Leeds Bradford Airport 11.7 miles
- M62 (Junction 24) 13.0 miles
- Leeds 16.8 miles

Key Locations

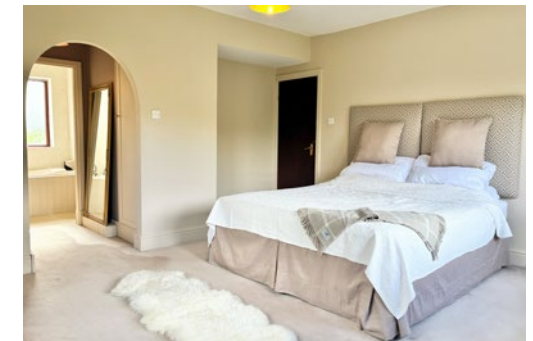
- Harden Moor
- Brontë Parsonage Museum
- Ogden Water Country Park
- Shibden Hall
- Hebden Bridge
- Yorkshire Dales National Park
- Nidderdale National Landscape

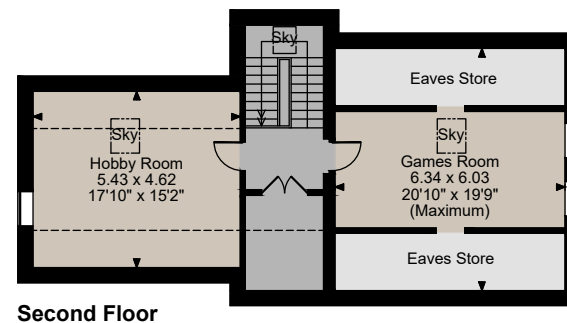
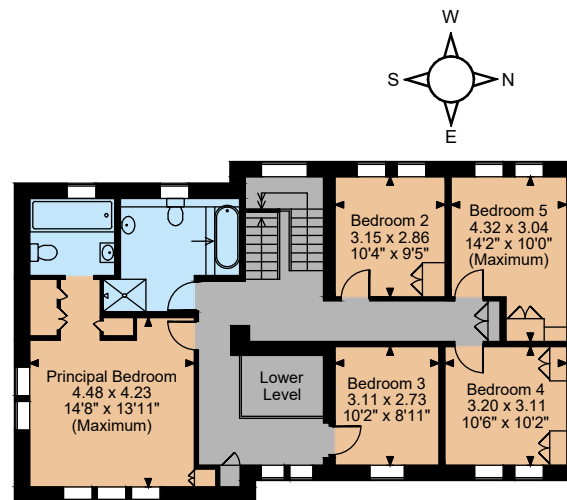
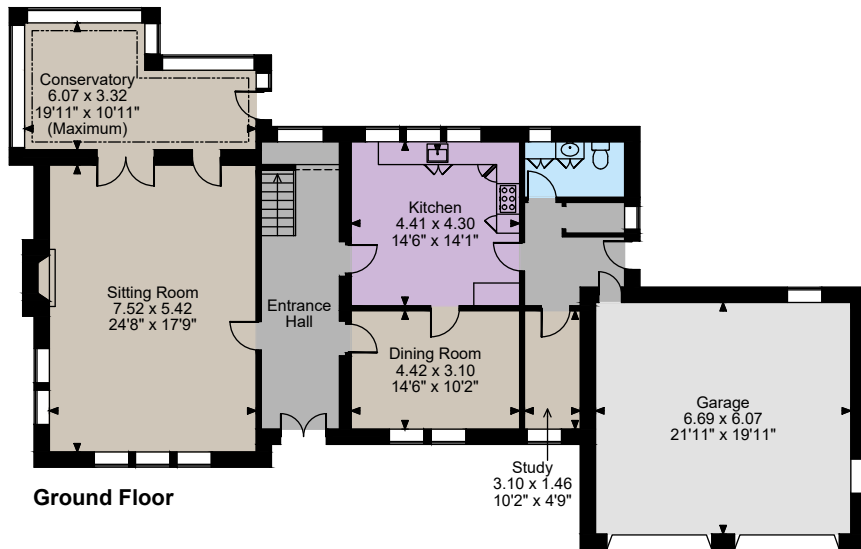
Nearby Schools

- Wilsden Primary
- Sandy Lane Primary
- Harden Primary
- Myrtle Park Primary
- Lady Lane Park Preparatory School
- Brontë House
- Bradford Grammar School

Nearby Stations

- Bingley station
- Crossflatts station
- Saltaire station
- Bradford





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,949 sq ft (274 sq m)

Garage internal area 437 sq ft (41 sq m)

Total internal area 3,386 sq ft (315 sq m)

For identification purposes only

Directions

BD15 0DB - what3words: ///zealous.moss.rare

General

Local Authority: Bradford Metropolitan District Council, tel: +44 (0)1274 432111

Services: Mains electricity and water, private drainage which we believe to be compliant with the current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

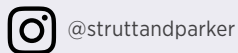
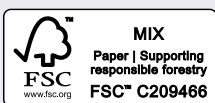
Harrogate

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