



## Meadow Field Barn, Keighley Road, Steeton, BD20 6HH

**Asking Price £495,000**

- BARN CONVERSION
- REAR LAWNED GARDEN WITH SEATING AREAS
- DETACHED DOUBLE GARAGE
- STUNNING VIEWS
- CLOSE TO AMENITIES
- FIVE BEDROOMS
- ADJOINING Paddock 1.7 ACRES IN SIZE
- AMPLE ON SITE PARKING
- FANTASTIC PROPERTY



# Keighley Road, Steeton BD20 6HH

Meadow Field Barn is a FABULOUS FIVE BEDROOM BARN CONVERSION nestled in this small PRIVATE HAMLET of only three HIGH QUALITY properties, set in approximately 1.7 ACRES with EXTENSIVE GARDENS and ADJOINING Paddock, enjoying STUNNING VIEWS to all elevations. This certainly requires internal and external inspection to appreciate the SIZE and QUALITY of this SPECIAL HOME.



Council Tax Band: E



## PROPERTY DETAILS

Meadow Field Barn is a fabulous five bedroom barn conversion nestled in this small private hamlet of only three high-quality properties, set in approximately 1.7 acres with extensive gardens and adjoining paddock, enjoying stunning views to all elevations. This certainly requires internal and external inspection to appreciate the size and quality of this special home.

Meadow Field has over recent years been upgraded and extended to the highest of specifications. The accommodation is arranged over three floors with spacious living space throughout. There is also a double garage with an open-tread staircase providing a games room/office and certainly has potential, subject to the relevant planning, to become a self-contained annexe.

With a feature arched covered porch leading into the spacious entrance hall with an open staircase leading to the first floor, stylish cloakroom, cosy sitting room with double doors leading into the magnificent extended living/dining kitchen which has direct access through French doors to the superb rear garden. There is also a further study/snug on this floor.

To the first floor is a spacious landing with a staircase leading to the master suite. There are three double bedrooms on this floor with a luxury four-piece house bathroom. To the second floor is the feature master bedroom with a luxury En suite shower room. Bedroom five is a single and currently used as a dressing room.

Outside, there is a driveway with ample on-site parking, a detached double garage with an up-and-over door providing power and light and a strong room. An open-tread staircase leads to a games room/office.

To the rear is a fabulous lawned garden with seating areas, ideal for entertaining and taking in the views, which in turn leads to a further grassed paddock, as mentioned before, approximately 1.7 acres in size.

The property is set down from the road on the approach into the popular village of Steeton. This village enjoys a village shop, convenience store, hotel, and pub, superb transport links either by bus or the train, which allows quick and easy travel into the larger business centres of North and West Yorkshire. There are excellent schooling options for all ages close by too.

Located between Skipton and Ilkley, which both provide a further choice of excellent amenities.

For those looking for that special home with gardens and further land, then take a look at this.



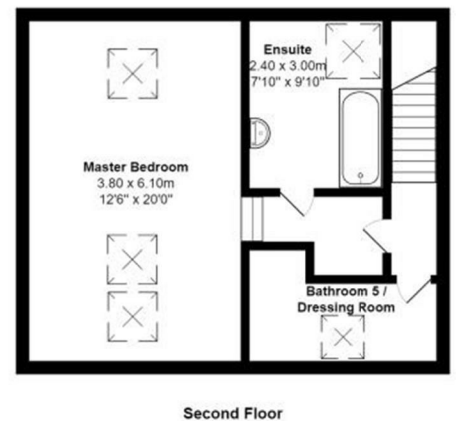
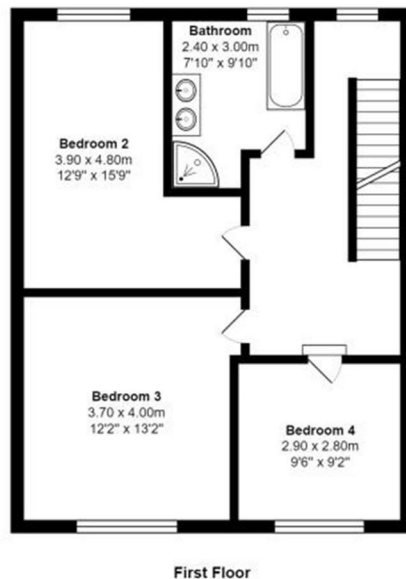
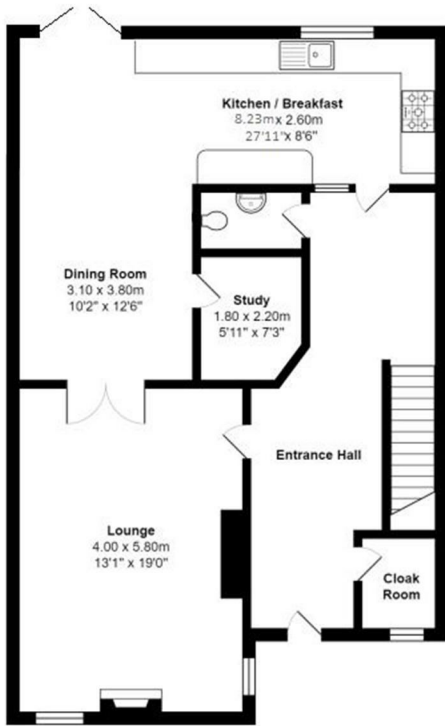
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 195.1 m<sup>2</sup> ... 2100 ft<sup>2</sup>

All measurements are approximate and for display purposes only