



**Meadfoot, East Parade, Steeton, BD20 6RP**

**Asking Price £525,000**

- IMPRESSIVE STONE-BUILT RESIDENCE
- STUNNING SOUTH-FACING LANDSCAPED GARDENS
- AMPLE OFF-ROAD PARKING
- MASTER BEDROOM WITH EN-SUITE
- FOUR BEDROOMS
- DOUBLE GARAGE
- LARGE SUNROOM WITH BEAUTIFUL VIEWS
- CLOSE TO LOCAL AMENITIES



# Meadfoot, East Parade, Steeton BD20 6RP

This ELEGANT HOME emerges onto the market after three decades, A RESIDENCE OF RARE PEDIGREE graced by only four fortunate owners across its storied history. Nestled within a MAGNIFICENT plot, this GRAND STONE ABODE commands AWE-INSPIRING VIEWS TO THE REAR, offering a FOUR-BEDROOM HAVEN steeped in PERIOD CHARM.



Council Tax Band: D



## PROPERTY DETAILS

This elegant home emerges onto the market after three decades, a residence of rare pedigree graced by only four fortunate owners across its storied history. Nestled within a magnificent plot, this grand, stone-built abode commands awe-inspiring views to the rear, offering a four-bedroom haven steeped in period charm.

Venture inside through the inviting vestibule, where the grand entrance hall unfolds with its sweeping staircase. The dwelling boasts three reception rooms, generously appointed for both entertaining and relaxation with natural light pouring through expansive windows. The sunroom, a favoured retreat, beckons with its tranquillity and views, while the kitchen showcases shaker-style units and a double range cooker enclave. Adjacent, the breakfast room/utility area grants access to the double garage, cloakroom and beyond.

Ascend to the upper level, where a feature split landing bathes in sunlight, leading to the master suite with its en suite facilities overlooking panoramic vistas. Three additional bedrooms and a stylish house bathroom complete the upstairs domain.

Outside, the property sprawls across an ample plot, its south-facing landscaped gardens an idyllic setting for family gatherings or entertaining abutting the neighbouring allotments. Ample onsite parking adorns the frontage, while the attached double garage, equipped with power and light, harbours a loft space accessed via an open-tread staircase and adorned with two Velux windows.

Steeton, a charming village with its array of amenities mere moments away: the village shop, welcoming pub, convenience store and excellent commuting links, complemented by an outstanding primary school.

This remarkable residence presents a rare opportunity for discerning individuals seeking a truly special home.











## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 165.5 m<sup>2</sup> ... 1781 ft<sup>2</sup> (excluding double garage, garage)  
All measurements are approximate and for display purposes only