



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

Asking Price £549,950

- AN EXQUISITE FIVE BEDROOM EXTENDED PROPERTY
- PRIVATE DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING
- BESPOKE BREAKFAST KITCHEN
- SPACIOUS LIVING AREA WITH FEATURE MULTI-FUEL STOVE
- DESIGNED WITH QUALITY & STYLE THROUGHOUT
- SET IN APPROX. ONE ACRE OF WALLED GARDENS
- DOUBLE GARAGE WITH POWER, LIGHT & EVCP
- PRACTICAL UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- STUNNING LONG DISTANCE VIEWS

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

Welcome to Meadowfield House, a TRULY EXQUISITE FIVE-BEDROOM EXTENDED RESIDENCE, beautifully nestled within approximately ONE ACRE OF ENCHANTING, WALLED GARDENS. Set against a backdrop of open fields, this property offers BREATHTAKING LONG-DISTANCE VIEWS to the rear. Once a CHARMING STONE-BUILT FARMHOUSE, this home has been CHERISHED BY ITS CURRENT OWNERS for over 32 years who have added a THOUGHTFULLY DESIGNED EXTENSION THAT ADDS BOTH SPACE AND ELEGANCE.



Council Tax Band: E



## PROPERTY DETAILS

Welcome to Meadowfield House, a truly exquisite five-bedroom extended residence, beautifully nestled within approximately one acre of enchanting, walled gardens. Set against a backdrop of open fields, this property offers breathtaking long-distance views to the rear. Once a charming stone-built farmhouse, this home has been cherished by its current owners for over 32 years. As their family grew, so did the house, with a thoughtfully designed extension that adds both space and elegance.

The moment you arrive outside this double-fronted home, you're greeted by a sense of grandeur, knowing you've arrived at something truly special. Stepping through the front door, you're welcomed into an elegant entrance hall featuring an open staircase that leads to the first floor. To your left, the sitting room beckons with its warm and inviting atmosphere. The room is anchored by a feature multi-fuel stove, framed by beech flooring and boasts a large window that offers pleasant views of the front garden. A useful understairs storage cupboard adds practicality to this beautifully designed space.

From here, the flow leads naturally into the bespoke breakfast kitchen, a delightful culinary haven with stylish flooring and a range of integrated appliances. Two steps lead up into a magnificent sitting room, where the pitched roof, exposed beams and abundant natural light from all sides create an expansive yet cosy atmosphere. French doors open directly to the stunning garden, inviting you to enjoy the serene outdoor space. Off the kitchen, a practical utility room with matching bespoke cabinetry awaits, along with a luxurious bathroom. Additionally, a charming rear porch, complete with bespoke units and a Belfast sink, provides direct access to the garden, seamlessly blending indoor and outdoor living.

To the right of the entrance hall, you'll find a snug, which could also serve as a fifth bedroom, offering flexibility for your living arrangements.

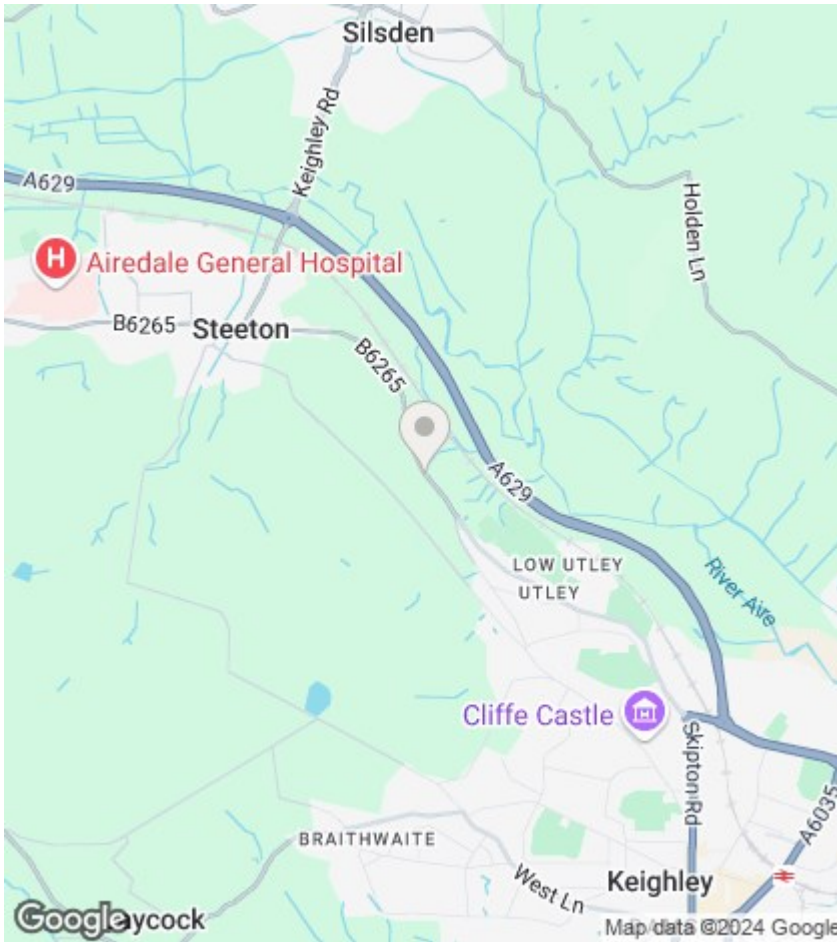
Upstairs, the first-floor landing is spacious and leads to the master bedroom, which exudes sophistication with its stylish built-in furniture, lovely views and a luxurious en suite shower room. Three additional double bedrooms, each with built-in wardrobes and picturesque views, provide ample space for family or guests. A well-appointed house shower room completes the upper floor.

Outside, the property is approached by a private driveway, framed by a walled garden that offers ample on-site parking. The rear garden is a true oasis, featuring a vast, immaculate lawn dotted with fruit trees, mature borders and two summerhouses. A charming arched Yorkshire stone patio provides the perfect spot to sit and soak in the scenic views. There is an electric car charging point to the side of the house and the double garage is equipped with power and lighting. There is even a vegetable garden behind it.

For those seeking a picture-perfect home, brimming with space, quality and style, set within glorious gardens, Meadowfield House is truly a gem waiting to be discovered.







## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 219.2 m<sup>2</sup> ... 2359 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only