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EXCLUSIVE

7 Chapel Lane, Esholt, Shipley, BD17 7RD

Offers In The Region Of £895,000

Property Images



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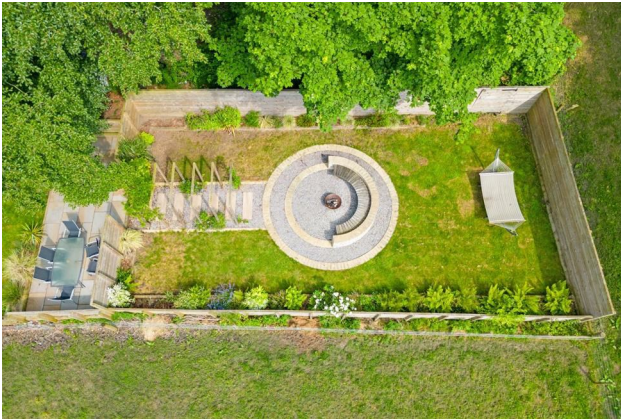
Property Images



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Property Images



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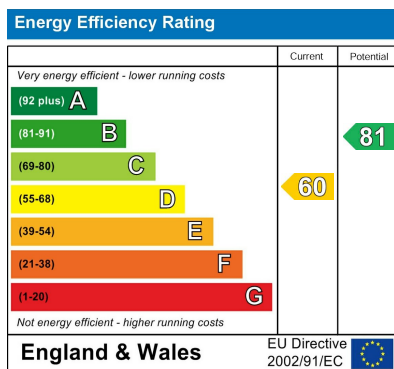
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Approximate Floor Area = 349.0 sq m / 3757 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73164

EPC



Map



Details

Type: House - Detached Beds: 6 Bathrooms: 3 Receptions: 3
Tenure: Freehold

Holme House is an exceptional Grade II Listed Georgian residence situated in the idyllic village of Esholt, a short distance from Guiseley and its numerous amenities. This early 19th-century family home, originally built in 1790 and later extended during the Victorian era, offers a harmonious blend of exquisite period details and contemporary style. The property boasts seven bedrooms, a house bathroom, two en suite shower rooms, multiple reception rooms, a stylish breakfast kitchen, a useful cellar, and loft storage. Complementing these are wonderful south-facing gardens with open countryside views and convenient off-street parking.

Holme House presents a unique opportunity for modern living in a serene heritage setting, with homes of this size and grandeur rarely available for purchase. Nestled on the fringes of a highly sought-after conservation area and the original filming location for Emmerdale Farm, this remarkable period home, along with its sizable gardens, offers a rare chance to own a historic property of considerable charm and kerb appeal.

Accommodation is planned over three floors. The ground floor features a grand entrance hallway, a dining room with feature arch recesses, a comfortable snug with another feature archway and garden views, and a stylish, well-equipped breakfast kitchen. The kitchen showcases a fashionable two-tone colorway and an AGA range cooker. Additional ground-floor amenities include a useful utility room, a guest W.C., a rear hallway with original stained-glass stair light, access to the cellars and rear gardens, and a generous living room with two large windows overlooking farmers' fields and a fireplace with a wood-burning stove.

The first floor comprises a spacious landing area, a large principal double bedroom with a modern en suite shower room and walk-in wardrobe, a feature stone wall with a gas fire and underfloor heating, and a staircase leading to the attic space. Three further double bedrooms, a good-sized single bedroom that could serve as a study, and a house bathroom with a bath and separate shower cubicle complete the first-floor accommodations.

The lower ground floor includes two double bedrooms, an en suite shower room for the larger bedroom, several useful cellar chambers accessed from the landing, an inner porch, and direct access to the garden via an original steel door. The majority of the house enjoys picturesque views from every aspect through high-grade double-glazed sash windows, along with a gas-fired heating system and front and rear doors crafted from Accoya wood in teal.

Externally, Holme House stands prominently on Chapel Lane, where it has stood for over two centuries. The garden still contains the ruins of the original chapel, providing a fascinating glimpse into the past. At the front, a purpose-built timber carport provides off-street parking, complemented by courtyard gardens stocked with varying shrubbery. The rear garden, spanning approximately 1/4 acre, offers a fine outlook over open green fields and the River Aire valley in the distance. It features an expansive lawn, an Indian stone-paved terrace, and a recently redesigned walkway leading to a stone crescent seating area, perfect for gatherings around a firepit or barbeque.

The property is delightfully situated in the picturesque village of Esholt, close to open countryside and scenic walks, yet within easy reach of Guiseley, Baildon, and Shipley. The location also offers convenient commuting access to many West Yorkshire business centers, including Leeds and Bradford city centers. Holme House is a truly remarkable home, combining historical elegance with modern luxury in an unparalleled setting.

Features

- GRADE TWO LISTED GEORGIAN PROPERTY • OVER FOUR FLOORS • UP TO SEVEN BEDROOMS AND TWO ENSUITES • SUPERB GROUNDS AND GARDENS • SOUGHT AFTER ESHOLT VILLAGE LOCATION • MAGNIFICENT PERIOD FEATURES THROUGHOUT • CLOSE TO WOODHOUSE GROVE SCHOOL AND TRAIN STATION • OFF-STREET PARKING / DRIVEWAY • MODERN BREAKFAST KITCHEN AND UTILITY ROOM • HUNTERS 360 TOUR