

HUNTERS[®]

EXCLUSIVE

The Manor Old Hollins Hill, Esholt, Shipley, BD17 7QS
Offers In Excess Of £2,000,000
Property Images



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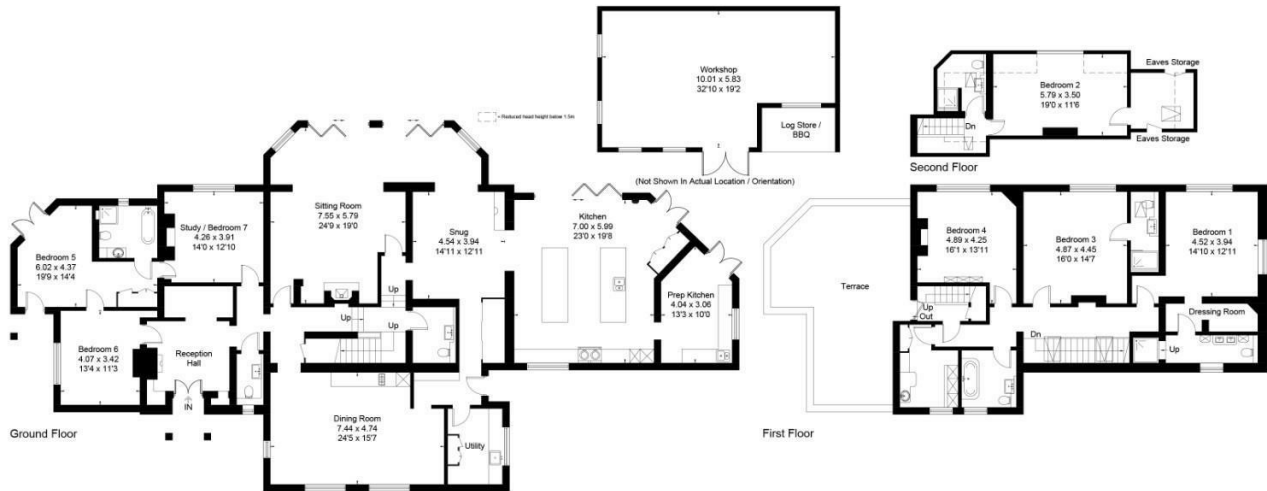
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Approximate Floor Area = 451.8 sq m / 4863 sq ft
 Outbuilding = 52.1 sq m / 561 sq ft
 Total = 503.9 sq m / 5424 sq ft



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 #79186

EPC

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

Map



Details

Type: House - Detached Beds: 7 Bathrooms: 6 Receptions: 5
 Tenure: Freehold

The Invisible House, a manor of timeless elegance, was originally built in 1905 by a doctor for his family. It is one of those rare properties that possesses a history as rich as its architecture, and even carries a touch of quirky charm, with the original owner said to have kept a monkey as a pet. Though it's part of a vibrant local community, this home offers absolute privacy, nestled in the heart of the countryside while maintaining easy access to all modern amenities. Its location provides a perfect blend of seclusion and convenience, being just a short distance from flagship stores, a railway station, and shopping areas, yet surrounded by peaceful, unspoiled fields.

As you arrive at the Invisible House, you are greeted by a grand and graceful exterior that harks back to its origins, while being fully restored to meet the demands of modern family living. The traditional Yorkshire slate roof, evocative of its past, has been carefully updated with modern insulation and the house as a whole has been clad in high-performance insulation to bring it to contemporary standards of energy efficiency. The structure, both inside and out, exudes solidity and craftsmanship, with every feature designed to endure the test of time.

Stepping inside, you are immediately struck by the seamless integration of old and new. The interiors have been impeccably designed, blending original Arts & Crafts features with high-spec contemporary fittings. The flow of the house is flawless, creating a sense of openness, while still allowing for intimate spaces that invite conversation and relaxation. Every room offers its own "wow" factor, from the grand hallway with its wide staircase to the lounge with original oak panelling and a carved inscription above the fire, where an ultra-efficient wood burner adds a cozy warmth to the historic setting.

The kitchen is truly the heart of the home, designed not just for culinary creativity, but for gathering and making memories. With its expansive granite worktops, a dining area, and an island that doubles as a breakfast bar, the space invites you to linger. Top-of-the-line appliances, including a Neff steam and fan oven, a warming drawer, and a waste disposal unit, ensure that the kitchen is as practical as it is beautiful. The Everhot cooker, similar in style to an Aga but far more energy-efficient, brings a timeless quality to the space, while modern luxuries such as the Quooker hot water tap and integrated coffee station provide all the comforts of contemporary living. For the passionate chef, there's even space for two American-style fridge freezers and a well-appointed XL sink with a spray tap.

The living spaces are designed to accommodate both everyday life and grand entertaining. A dining room with space for 20 guests offers an elegant setting for formal dinners, while the adjacent bar with its integrated fridge and freezer ensures refreshments are always at hand. The lounge, which opens out onto a terrace through bifold doors, offers a variety of seating options, from cozy spots to gather around the fire, to quiet corners ideal for reading or simply admiring the breathtaking views across the wooded valley and towards the Victorian viaduct in the distance.

Outdoors, the parkland-style gardens wrap gracefully around the entire house. Mature trees and sweeping lawns create an idyllic atmosphere, with a stream meandering through the grounds. Designed to be low-maintenance, the gardens nonetheless provide endless opportunities for outdoor enjoyment, whether it's hosting events, playing croquet on the lower terrace, or strolling down to the historic tennis court. The property's sense of grandeur continues outside, with a long, curving driveway leading up to the triple garage, which also doubles as an outdoor kitchen for al fresco dining. The grounds have been thoughtfully designed, and even recently served as the perfect setting for a family wedding, complete with drystone walls and wild meadow areas creating a quintessentially English backdrop.

Upstairs, the sense of luxury continues. The top floor houses a private apartment-like space, complete with its own ensuite bathroom, dressing room, and ample eaves storage. This retreat offers privacy and comfort, while still feeling very much a part of the family home. Throughout the house, you'll find nods to its heritage, such as the wide staircase leading up to the double-height landing, and the original wood panelling known throughout the village. Yet, at the same time, every modern convenience is accounted for, with new plumbing, electrics, windows, and bi-fold doors that bring light and the beauty of the outdoors inside.

The Invisible House is a rare find: a home steeped in history and filled with character, yet one that has been lovingly restored and updated to offer all the comforts of modern living. Whether you're relaxing in one of its many inviting spaces, hosting a large gathering, or simply enjoying the tranquility of its gardens, this home offers a lifestyle of elegance, comfort, and charm. With its unmatched combination of privacy, location, and attention to detail, it truly feels like something out of a grand design.

Features

- SUBSTANTIAL MANOR HOUSE SET WITHIN EXTENSIVE GROUNDS • PRIVATE DRIVEWAY • VIEWS TOWARDS ESHOLT VIADUCT • COMPLETELY RENNOVATED AND REFURBISHED • TOP FLOOR APARTMENT WITH ENSUITE • HUNTERS 360 TOUR • CLOSE TO TRAIN STATION, SCHOOLS, WOODLAND WALKS • OPEN PLAN LIVING SPACES WITH BI FOLDING DOORS • ORIGINAL FEATURES • ONE OF THE FINEST HOUSES IN THE AREA