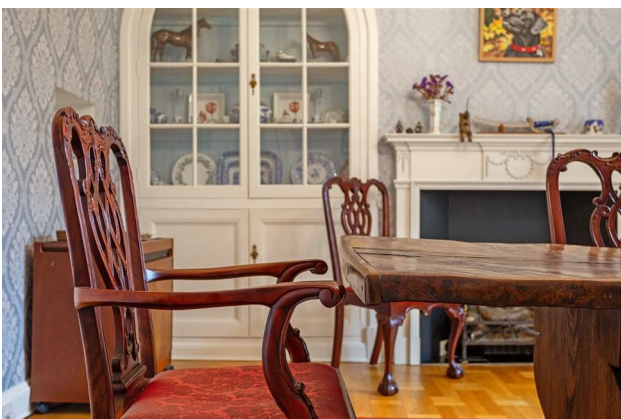


HUNTERS®

EXCLUSIVE

Highfield House 269 Highfield Road, Idle, Bradford, BD10 8QY
Offers In The Region Of £595,000
Property Images



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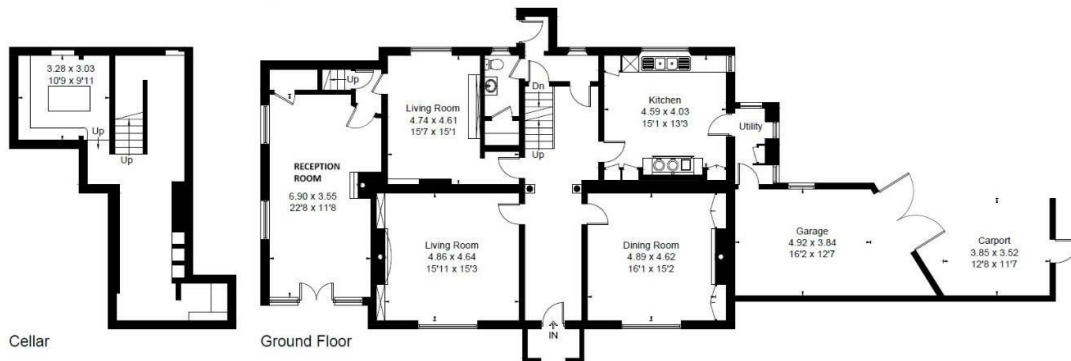
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Approximate Floor Area = 336.8 sq m / 3625 sq ft
 Cellar = 37.9 sq m / 408 sq ft
 Total = 374.7 sq m / 4033 sq ft
 (Including Garage / Excluding Carport)



First Floor



Cellar

Ground Floor



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 #80761

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: Character Property Beds: 4 Bathrooms: 3 Receptions: 3
 Tenure: Freehold

Highfield House is an extraordinary Victorian stone residence, part attached, and steeped in history. Nestled away at the end of a private cobbled access road, this magnificent property stands as one of Idle's most impressive homes. Its grandeur is immediately apparent from the moment you approach, with its imposing facade and secluded setting offering a rare opportunity to acquire a piece of architectural history. Highfield House promises not only a beautiful family home but also development potential, as it comes with full planning permission for an additional four-bedroom detached dwelling in the spacious front garden.

The property is a perfect blend of period charm and modern living, offering substantial accommodation across two floors. Stepping through the front timber glazed porch, you are greeted by an impressive entrance hallway, which boasts an Edwardian-style geometric tiled flooring and intricate plasterwork, setting the tone for the elegance and history that runs throughout the house. The ground floor features four generous reception rooms, each displaying unique character elements such as high ceilings, original cornices, patterned ceilings, and feature fireplaces. The first of these reception rooms benefits from twin fitted part display dressers and an oak fireplace with a copper back, creating a warm and inviting space for family gatherings.

The bespoke fitted kitchen is another highlight of the home. With solid wood units, terracotta tiled flooring, and an AGA range nestled within an inglenook-style fireplace, it's the perfect space for culinary enthusiasts. The kitchen offers ample room for a large dining table, making it the heart of this family home. An internal door leads to the impressive wine cellar below, which is dry and fitted with racks for storing your finest collection.

Upstairs, the first floor houses four double bedrooms, all generously proportioned and brimming with original features. The master bedroom boasts an en-suite bathroom and a separate dressing room, while the remaining bedrooms offer stunning views of the front garden or the countryside beyond. There is also a modern family bathroom, recently upgraded, complete with a shower cubicle and stylish Neptune marble fittings.

Externally, Highfield House sits on an expansive plot. The large front garden, bordered by mature trees and shrubs, could accommodate a new build property without impacting the existing home's views or privacy. This garden also features a stone balcony patio accessible via the Art Deco-style French doors from one of the reception rooms. To the rear of the property, a Yorkshire stone flagged yard leads to a tiered garden, complete with a stone shed and an outside water tap. A stone driveway with space for several vehicles leads to the garage and carport, offering ample parking.

Though in need of some tender loving care, Highfield House is a property with enormous potential. Its combination of period charm, space, and development opportunities makes it an ideal home for families or developers alike. Viewing is essential to truly appreciate the scale and beauty of this remarkable Victorian residence.

Features

• SUBSTANTIAL VICTORIAN RESIDENCE • LARGE PLOT • PERIOD FEATURES AND FOUR LARGE RECEPTION ROOMS • FAR REACHING VIEWS • WINE CELLAR AND GARAGE • CLOSE TO SHOPS, SCHOOLS AND AMENITIES • PLANNING TO CONSTRUCT DETACHED HOUSE IN GROUNDS • BESPOKE COUNTRY KITCHEN • GRAND HALLWAY