



High Eldwick | Bingley | BD16 3AY

Guide price £1,375,000

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# Eldwick Hall

| High Eldwick

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Featuring an impressive detached annex that currently functions as an independent bungalow, Eldwick Hall, which dates from the late 1600's, is a handsome and imposing Grade II listed family home standing within an acre of beautifully landscaped grounds.

With stunning views across rolling hills, this outstanding home is conveniently located within half an hour of Leeds city centre and fifteen minutes of Ilkley. The property is approached via a sweeping driveway. Despite its rich history, Eldwick Hall provides outstanding, modern and thoughtfully designed accommodation arranged over three floors.

- Impressive Detached Annex • 1 Acre of Landscaped Grounds
- Abundance of Living Space • Five Bedrooms/Three Bathrooms
- Stunning Views • High Degree of Privacy

With gas central heating, the accommodation comprises:

## Ground Floor

### Entrance Porch

With a tiled floor and leaded glazed double doors that open to:

### Reception Hall

19'2 x 12'9 (5.84m x 3.89m)

Large enough to function as a living space, this versatile space includes a wood burning stove on stone hearth, parquet floor and exposed beams. Located just off the reception hall is a study area with an outlook over the front garden.

### Cloakroom

With wood panelled walls, fitted store cupboards, hand wash basin and separate w.c.



A notable feature us the two principal bedrooms that feature a dressing room or living area, exceptional double bedroom and an en suite.



## Sitting Room

17'2 x 16'4 (5.23m x 4.98m)

An inviting sitting room featuring a pine floor, grand stone fireplace with open fire and tiled hearth, exposed beams and a dual aspect.

## Side Entrance Porch

With a stable door leading to:

## Inner Hall

13'0 x 4'9 (3.96m x 1.45m)

## Dining Kitchen

39'1 x 12'3 (11.91m x 3.73m)

Kitchen:

A handmade bespoke kitchen comprising an extensive range of base and wall units with coordinating quartz worktops, including a generous island. Appliances include an AGA, oven/microwave combi, American style fridge/freezer and a dishwasher.

Dining Area: Featuring an open fire and French doors that lead out to a private patio.

## Utility Room

15'0 x 10'3 (4.57m x 3.12m)

A highly practical space with base and wall units, quartz worktops and a hatch that leads to a loft area.

## Bootroom

13'5 x 3'5 (4.09m x 1.04m)

Including a tiled floor, Belfast sink and a door leading outside.

## Wine Cellar

10'9 x 8'11 (3.28m x 2.72m)

## First Floor

### Landing

16'5 x 11'10 (5.00m x 3.61m)

## Principal Bedroom

15'0 x 12'2 (4.57m x 3.71m)

A charming double bedroom with wood panelled walls, exposed beams, stone mullion window and a far reaching outlook. A creatively designed cloakroom with hand wash basin and w.c. is located to one corner.



## Dressing Room

13'7 x 12'3 (4.14m x 3.73m)

Sitting directly below the bedroom area and connected via a stunning staircase, the dressing room includes a range of fitted wardrobes, drawers and cabinets. Vaulted ceiling with exposed beams.

## En Suite

10'6 x 8'1 (3.20m x 2.46m)

With underfloor heating and comprising a rainfall shower, clawfoot bath, two hand wash basins within marble topped vanity unit, w.c and a heated towel rail.

## Bedroom

13'3 x 13'2 (4.04m x 4.01m)

A second impressive mezzanine bedroom, with exposed beams, wood panelling, walk-in wardrobe with motion-sensitive lighting, outlook over a reservoir and two velux windows.

## En Suite

10'3 x 5'7 (3.12m x 1.70m)

Including a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

## Living/Playroom

14'7 x 12'5 (4.45m x 3.78m)

With fitted display shelving, fitted study area, vaulted ceiling and stairs leading to the bedroom.

## Bedroom

13'10 x 12'3 (4.22m x 3.73m)

A third double bedroom enjoying an outlook over open fields.

## Bedroom

14'7 x 12'11 (4.45m x 3.94m)

A fourth double bedroom including a cast iron feature fireplace and a view over the gardens to the hills beyond.

## En Suite

6'1 x 4'9 (1.85m x 1.45m)

Comprising a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

## Bedroom

13'6 x 9'2 (4.11m x 2.79m)

A further double bedroom with stone mullion windows.



## Bathroom

9'5 x 9'3 (2.87m x 2.82m)

Smartly presented and with underfloor heating, comprising a jacuzzi bath, walk-in rainfall shower, hand wash basin, w.c and a heated towel rail.

## Annex

### Entrance Hall

7'3 x 6'2 (2.21m x 1.88m)

An inviting entrance hall with parquet flooring and a velux window.

### Utility/Cloakroom

7'0 x 6'4 (2.13m x 1.93m)

Including base and wall units with coordinating worktops and a tiled splashback, plumbing for washing machine, space for dryer, w.c and parquet flooring.

### Living Kitchen

18'1 x 16'11 (5.51m x 5.16m)

With bi-folding doors opening onto a paved seating area as well as a vaulted ceiling with exposed beams. The kitchen comprises base and wall units with coordinating work surfaces plus tiled splashback. Appliances include an oven, four ring induction hob with hood over, microwave, space for fridge/freezer and plumbing for a dishwasher.

## Bedroom

15'4 x 11'1 (4.67m x 3.38m)

An ample double bedroom featuring an extensive range of fitted wardrobes and high quality laminate wood flooring.

## En Suite

8'9 x 5'7 (2.67m x 1.70m)

With underfloor heating and comprising a walk-in rainfall shower, hand wash basin within vanity unit, w.c and a heated towel rail.

## Converted Loft

17'7 x 10'0 (5.36m x 3.05m)

Stairs from the living area lead to a useful converted loft space that provides excellent storage or a useful study space, with a velux window.

## Outside



## Gardens

Eldwick Hall is surrounded by superb lawned gardens. To the front of the property is a level, principally lawned garden enclosed by stone walls, featuring colourful flower beds. The privacy offered by the front garden makes this the ideal space for outdoor entertaining.

Lawns wrap round the property, where the gardens also feature mature trees and a delightful paved seating area. To the rear of the property is a practical area that includes a wood store and plenty of additional storage space.

## Driveway

A gravelled driveway provides ample off-street parking for several cars, including an EV charging point.

## Tenure

Freehold.

## Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

## Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Offer Acceptance & AML Regulations

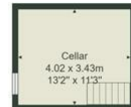
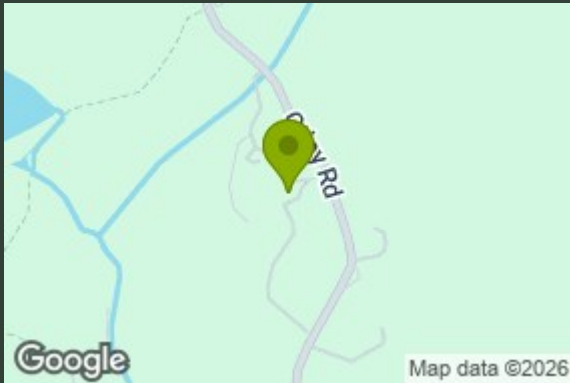
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Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler. Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.



A charming stone-built annex provides the ideal space for multi-generational living, including a living area, kitchen, utility/cloakroom, double bedroom with en suite and a converted loft.





Total Area: 466.1 m<sup>2</sup> ... 5017 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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