



## Stable Cottage The High Hall, St.Stephen's Road, Steeton, BD20 6SB

**Asking Price £199,950**

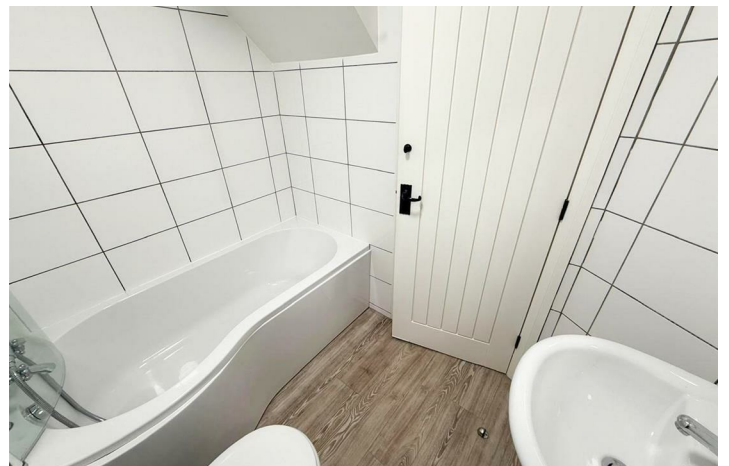
- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING KITCHEN
- PERIOD FEATURES
- CHARMING GRADE II SEMI DETACHED HOME
- PARKING FOR TWO VEHICLES
- BEAUTIFUL COURTYARD SETTING
- SOUGHT AFTER LOCATION

# Stable Cottage The High Hall, Steeton BD20 6SB

Stable Cottage is a charming Grade II listed semi-detached home set within the historic grounds of the prestigious High Hall in the sought-after village of Steeton. The accommodation includes two double bedrooms and parking for two vehicles.



Council Tax Band: C



## PROPERTY DETAILS

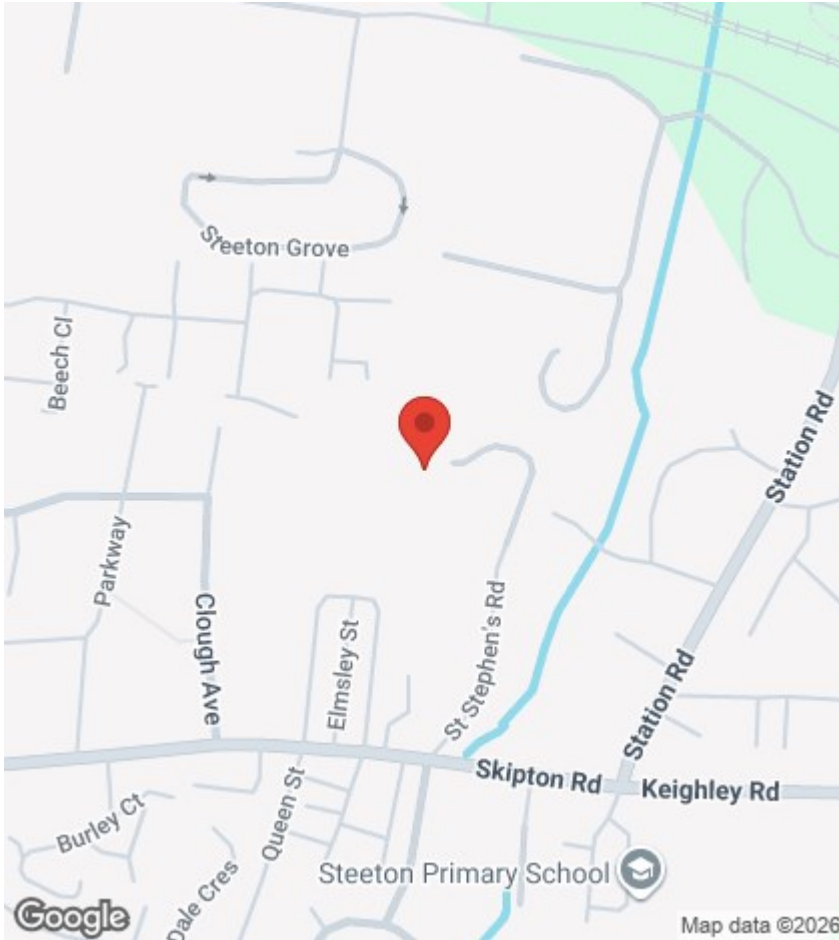
Stable Cottage is a charming Grade II listed semi-detached home set within the historic grounds of the prestigious High Hall in the sought-after village of Steeton. Believed to have once formed part of the original stable block for the Hall, this distinctive “upside-down” cottage combines period character with modern living and has also proven to be a successful rental property in recent years. The accommodation includes two double bedrooms and a spacious open-plan living dining kitchen, while the property benefits from private access shared with four neighbouring homes and parking for two vehicles.

Approached through the gated grounds of High Hall, the property enjoys a picturesque courtyard setting framed by mature trees and established planting. The front elevation retains its historic charm with stone mullioned windows and an original entrance door. The ground floor offers two well-proportioned double bedrooms and the house bathroom, all neutrally presented.

The first floor forms the heart of the home with a spacious open-plan kitchen, living and dining area featuring exposed beams and impressive open trusses, creating a warm and characterful space ideal for relaxing or entertaining. A glazed door allows additional natural light and provides access to external steps leading down to the pebbled parking and courtyard garden area as well as a secure external store.

High Hall itself is one of Steeton’s most notable historic residences, dating back to 1515 and forming part of the Steeton Conservation Area. The estate reflects the village’s rich heritage of grand country homes set within attractive private grounds, making Stable Cottage a rare opportunity to enjoy character living within this unique historic setting.

Steeton is a popular village offering a strong sense of community alongside a range of everyday amenities including local shops, cafés, pubs and essential services. Larger retail and leisure facilities are available nearby in Keighley, Skipton and Bingley. Steeton & Silsden railway station provides convenient rail links to Leeds, Bradford and beyond, while the nearby A629 offers excellent road connections. Surrounded by attractive countryside on the edge of the Aire Valley and with well-regarded local schools nearby, Steeton offers the perfect balance of village living with excellent accessibility.



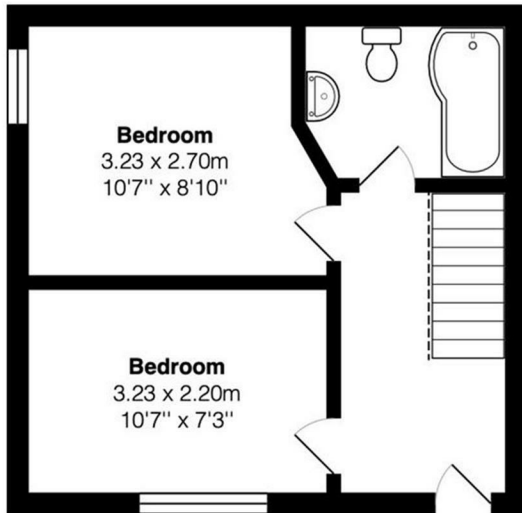
## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

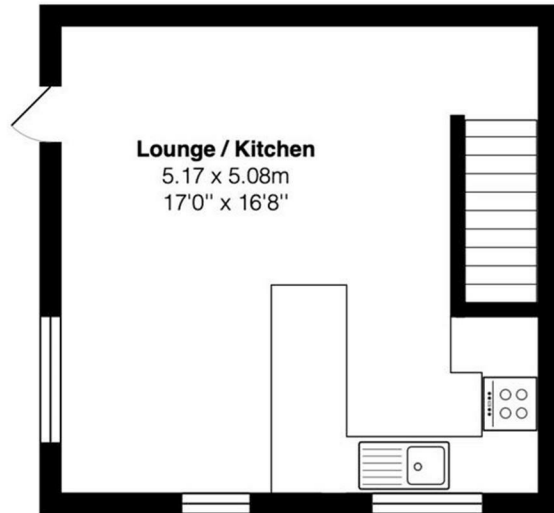
## EPC Rating:

C

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



**Ground Floor**



**First Floor**

Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

All measurements are approximate and for display purposes only