







Garden House, Garden Close, Glusburn, BD20 8QF

Asking Price £799,950

- EXCEPTIONAL STONE-BUILT DETACHED HOME
- BUILT IN 2023 TO AN IMPRESSIVE STANDARD
- GENEROUS DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE
- MAGNIFICENT OPEN-PLAN LIVING, DINING AND KITCHEN SPACE
- VERSATILE ACCOMMODATION WITH POTENTIAL FOR MULTI-GENERATIONAL LIVING
- SIX BEDROOMS
- QUALITY FIXTURES, FITTINGS AND BESPOKE FINISHES THROUGHOUT
- DELIGHTFUL GARDENS
- LUXURIOUS PRINCIPAL SUITE WITH WALK-IN DRESSING ROOM AND EN-SUITE
- CINEMA ROOM AND GAMES ROOM

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MORE THAN JUST A HOME – AN EXCEPTIONAL SPACE DESIGNED FOR LUXURY LIVING! Built in 2023, this outstanding six bedroom stone-built, double-fronted detached residence is a truly individual home, thoughtfully designed with style, quality, space and versatility at its heart. Offering over 3,000 sq ft of beautifully appointed accommodation arranged over three floors, this impressive property provides an exceptional opportunity for a variety of buyers.

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Council Tax Band: G







PROPERTY DETAILS

An Exceptional Six-Bedroom Detached Home – Over 3,000 Sq Ft of Versatile Luxury Living.

Built in 2023, this outstanding stone-built, double-fronted detached residence is a truly individual home, thoughtfully designed with style, quality, space and versatility at its heart. Offering over 3,000 sq ft of beautifully appointed accommodation arranged over three floors, this impressive property provides an exceptional opportunity for a variety of buyers.

Whether you are a growing family, a blended family requiring additional space, or looking for a home that can comfortably accommodate multi-generational living, this remarkable property offers the flexibility to adapt to your lifestyle. Further benefits include solar panels, an air source heat pump and the reassurance of an architect's certificate, reflecting the quality and consideration behind its construction.

Occupying an attractive position at the head of a small and select cul-de-sac in the highly regarded village of Glusburn, the property enjoys a wonderful setting with excellent amenities close at hand. The primary and secondary schools are both within easy walking distance, while neighbouring Cross Hills provides an excellent selection of everyday amenities, including independent shops, supermarkets, coffee shops, bars, restaurants, doctors' and dental surgeries. Excellent commuting links are also readily accessible.

The property is approached through an impressive feature entrance door, opening into a spacious and welcoming reception hallway. The stunning open-return oak staircase immediately creates a striking focal point, with ceramic tiled flooring and underfloor heating adding to the sense of quality.

The ground floor offers an exceptional degree of flexibility, with two particularly spacious double bedrooms, both enjoying feature windows and bespoke shutters. A luxury shower room serves this floor, while a dedicated cinema room and separate games room provide superb additional recreational space.

Importantly, this floor also offers fantastic potential for independent or semi-independent accommodation, making it particularly appealing for multi-generational families or those wishing to create a self-contained granny annexe, subject to any necessary requirements.

The impressive oak staircase continues to the first floor, where the accommodation opens into a magnificent open-plan living, dining and kitchen space. Undoubtedly the heart of this home, this superb room has been designed to maximise natural light and make the most of the surrounding views.

Bi-folding doors to two elevations create a wonderful connection between the interior and outside space, making this an ideal setting for everyday family life, entertaining friends and enjoying those special occasions.

The kitchen is a real statement, featuring beautifully appointed bespoke cabinetry, an impressive central island and a comprehensive range of integrated appliances. Quality ceramic flooring completes the space, while the front-facing windows enjoy attractive views.

Also on this floor is a substantial boot room and utility area, fitted with a range of quality units, inset sink and rear access. A luxury cloakroom and an additional reception room, which could equally serve as a further bedroom if required, complete this versatile level.

The second floor is approached via the continuation of the impressive oak staircase, leading to a spacious landing with Velux roof window.

The principal bedroom suite is particularly impressive, offering a wonderful sense of space and privacy, together with a luxurious en-suite shower room and fabulous walk-in dressing room, also featuring a Velux window.

Two further generous double bedrooms provide excellent family accommodation, all served by a beautifully appointed four-piece family bathroom.

Externally, the property is approached via a generous tarmacadam driveway, providing ample off-road parking and leading to a detached double garage. The garage benefits from two separate electric up-and-over doors, power and lighting, and has been constructed with the potential for a second floor, subject to any necessary planning and building regulation approvals.

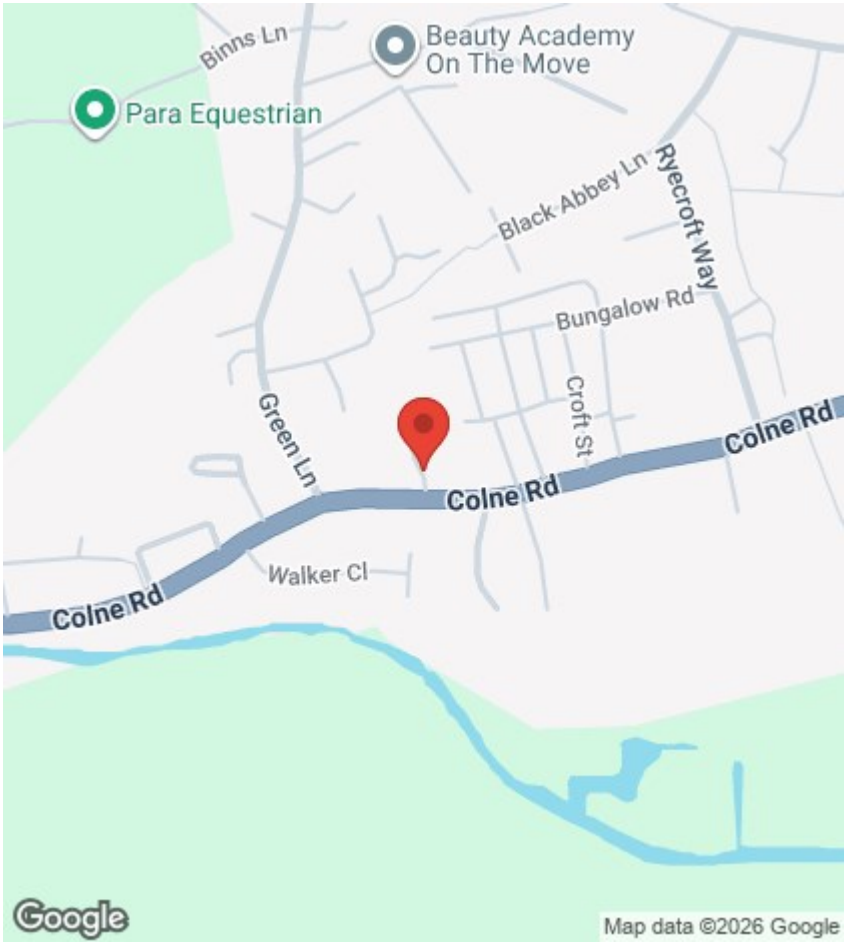
Stone steps lead up to the delightful gardens, where mature hedging provides an attractive degree of privacy. A combination of lawned areas and charming patio spaces creates a wonderful outdoor environment for relaxing, entertaining and family enjoyment.

The garden has been thoughtfully positioned to complement the main living accommodation, with the bi-folding doors from the impressive living/dining kitchen opening directly onto the outside space, creating a seamless connection between indoor and outdoor living.

Homes offering this level of space, quality and versatility are rarely available. With six generously proportioned double bedrooms, multiple reception and leisure spaces, impressive open-plan living, excellent energy-conscious features and the potential to accommodate a variety of family arrangements, this exceptional property really does offer something special.

Situated in a popular village location, within easy reach of schools, amenities and transport links, this is a home that combines contemporary design with practical family living.

An outstanding home with space to grow, room to entertain and the flexibility to suit changing family needs. Early viewing is strongly recommended to fully appreciate everything this remarkable property has to offer.

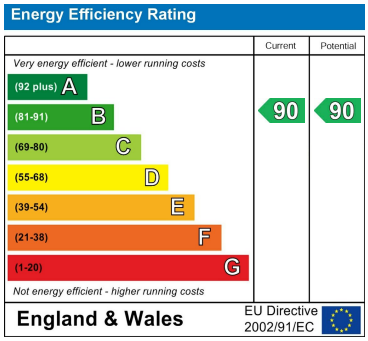


Viewings

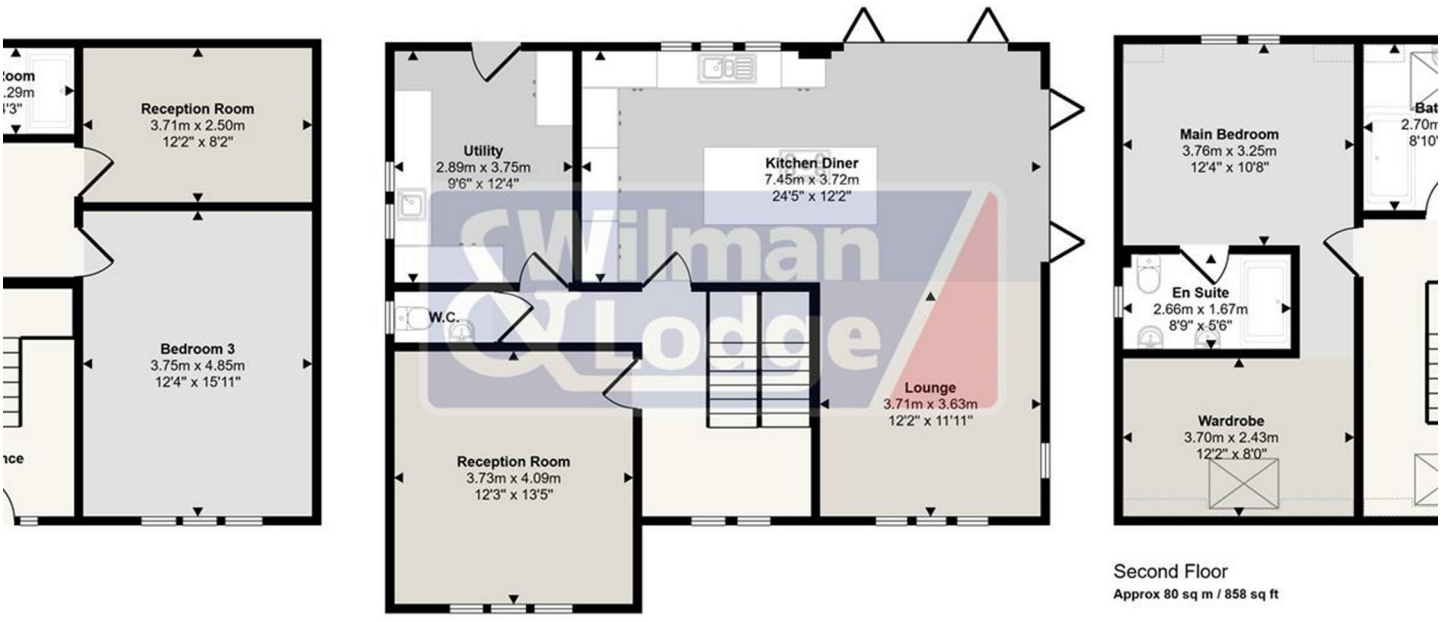
Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

B



Approx Gross Internal Area
250 sq m / 2690 sq ft



First Floor
Approx 84 sq m / 907 sq ft

Second Floor
Approx 80 sq m / 858 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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