Dales & Shires
ESTATE AGENTS



FOR SALE in Esholt Conservation Village:

# Grade II cottage in picturesque Airedale village

Chapel Lane, Esholt, BD17 7RE

*A charming three bedroom stone cottage, stylishly presented with period features.*

ASKING PRICE

£390,000



INTRODUCTION

# Period charm in a quintessential village setting

Dales & Shires Estate Agents are very pleased to offer for sale this charming, stylishly presented and spacious (920sqft) 3 bedroom Grade II listed stone cottage. Forming part of the converted 18th century Upper Esholt Farm, and enjoying a peaceful setting within the highly desirable conservation village of Esholt. Features include: high ceilings, exposed beams and stonework, a log burner, pleasantly spacious rooms, tasteful decoration, plentiful natural light, gas central heating (Ideal combi boiler), timber double glazing and a garden with attractive views across the Aire valley. We anticipate this property will appeal to a variety of discerning buyers, and we advise an early viewing to appreciate the location, setting, character, presentation, lifestyle and value.

## Key features

- Characterful and spacious (920sqft) 3 bedroom Grade II listed stone cottage.
- Stylish presentation combined with period charm.
- Well-proportioned lounge with log burner, dining kitchen and downstairs WC.
- Enclosed, south-west facing rear garden, with views across the Aire valley.
- Front garden area with space for private parking.
- Highly desirable conservation village, conveniently placed for Baildon, Saltaire and Guiseley.

THE ACCOMMODATION

# Ground Floor

*Glazed front 'stable' door into the dining kitchen*



## Dining Kitchen

**17′ 10″ × 13′ 1″ (5.43m × 3.99m) max.**

Fitted kitchen with a Belfast style sink, integrated gas hob and electric oven. Space for a large fridge/freezer, washing machine and dishwasher. Dining area and front windows. Staircase to the first floor and door to the downstairs WC.

## Lounge

**17′ 7″ × 12′ 8″ (5.37m × 3.85m)**

A spacious and bright reception room with log burner. Glazed double doors and windows open onto the rear garden.







THE ACCOMMODATION

# First Floor

*Landing with loft hatch (large storage loft). All of the first floor rooms feature exposed beams, and the bedrooms enjoy pleasant views.*

## Bedroom One

**12′ 4″ × 11′ 10″ (3.75m × 3.60m) plus wardrobes.**

Large double bedroom with rear window and built-in wardrobes.



## Bedroom Two

**11′ 5″ × 9′ 1″ (3.49m × 2.76m)**

Smaller double bedroom with front window.





## Bedroom Three

**8′ 11″ × 7′ 7″ (2.71m × 2.31m)**

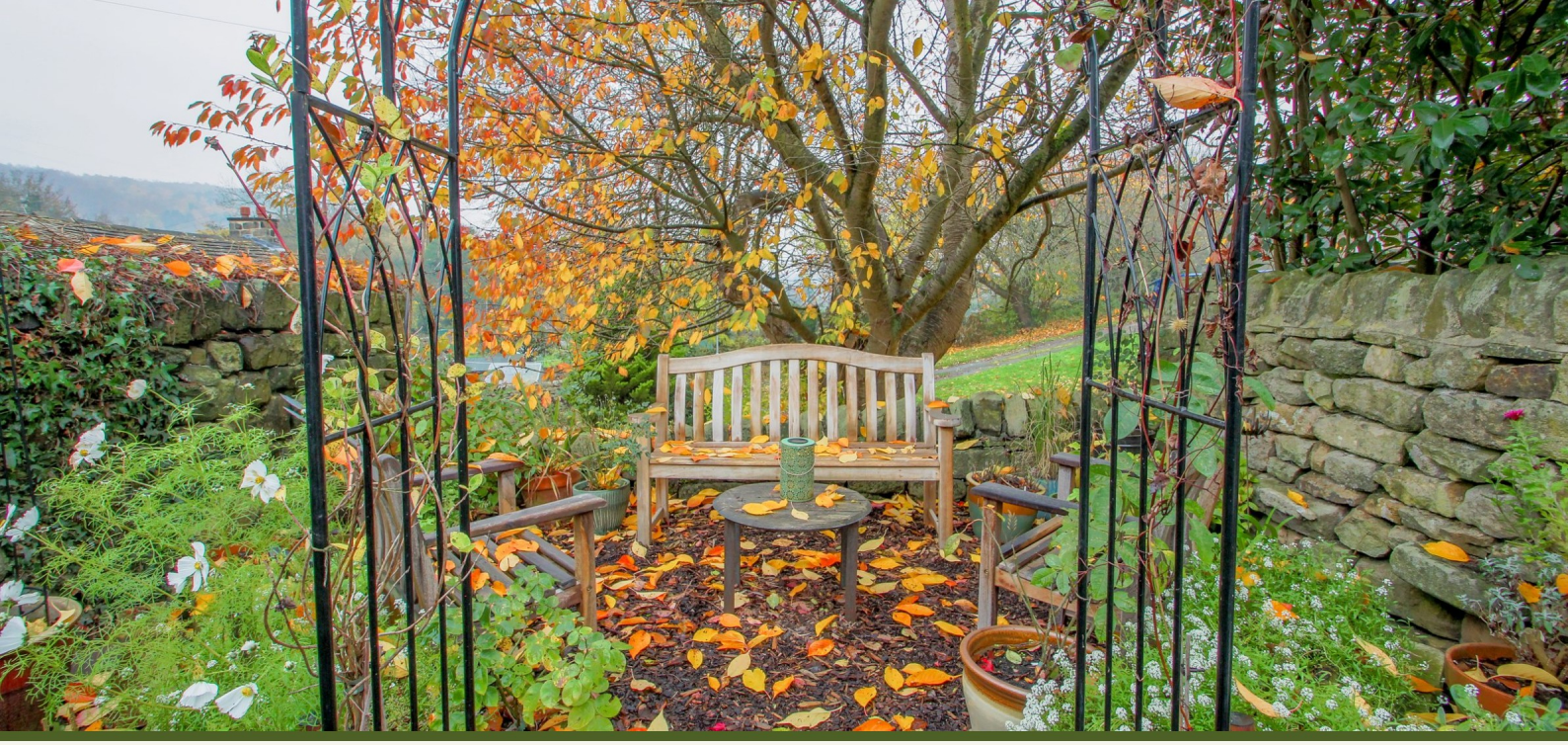
Good sized single bedroom with front window.

## Bathroom

**8′ 5″ × 5′ 9″ (2.57m × 1.75m)**

Stylish bath suite with shower over the bath. Rear roof window.





OUTSIDE

# A south-west facing courtyard garden

To the rear is an enclosed, south-west facing courtyard garden, with a patio, raised seating area, planted borders and shed. The garden is ideal for relaxing and entertaining, and the seating area enjoys attractive views across the Aire valley. To the front is an attractive, low maintenance garden area with space for seating and a shed, along with a parking area for up to 2 cars, accessed via the shared driveway.











LOCATION

# Esholt and the Aire valley

Esholt is a highly desirable and picturesque village, enjoying a secluded, semi-rural setting in the Aire valley, yet conveniently placed for amenities and transport links. Famous as the original setting for many Emmerdale episodes, this quintessential village has attractive historic stone buildings, a church and the popular Woolpack Inn. There is immediate access to riverside, woodland and countryside walks, including Esholt Woods and the River Aire. Baildon, Guiseley, Yeadon and the UNESCO World Heritage village of Saltaire (with Salt's Mill) are all a short drive away, offering a wide range of shops, restaurants, cafes, schools and leisure facilities. The transport links are excellent for commuting (including easy access to Leeds, Skipton, Bradford and Ilkley), with railway stations at Guiseley, Baildon and Shipley, and Leeds Bradford Airport is just a few miles away.





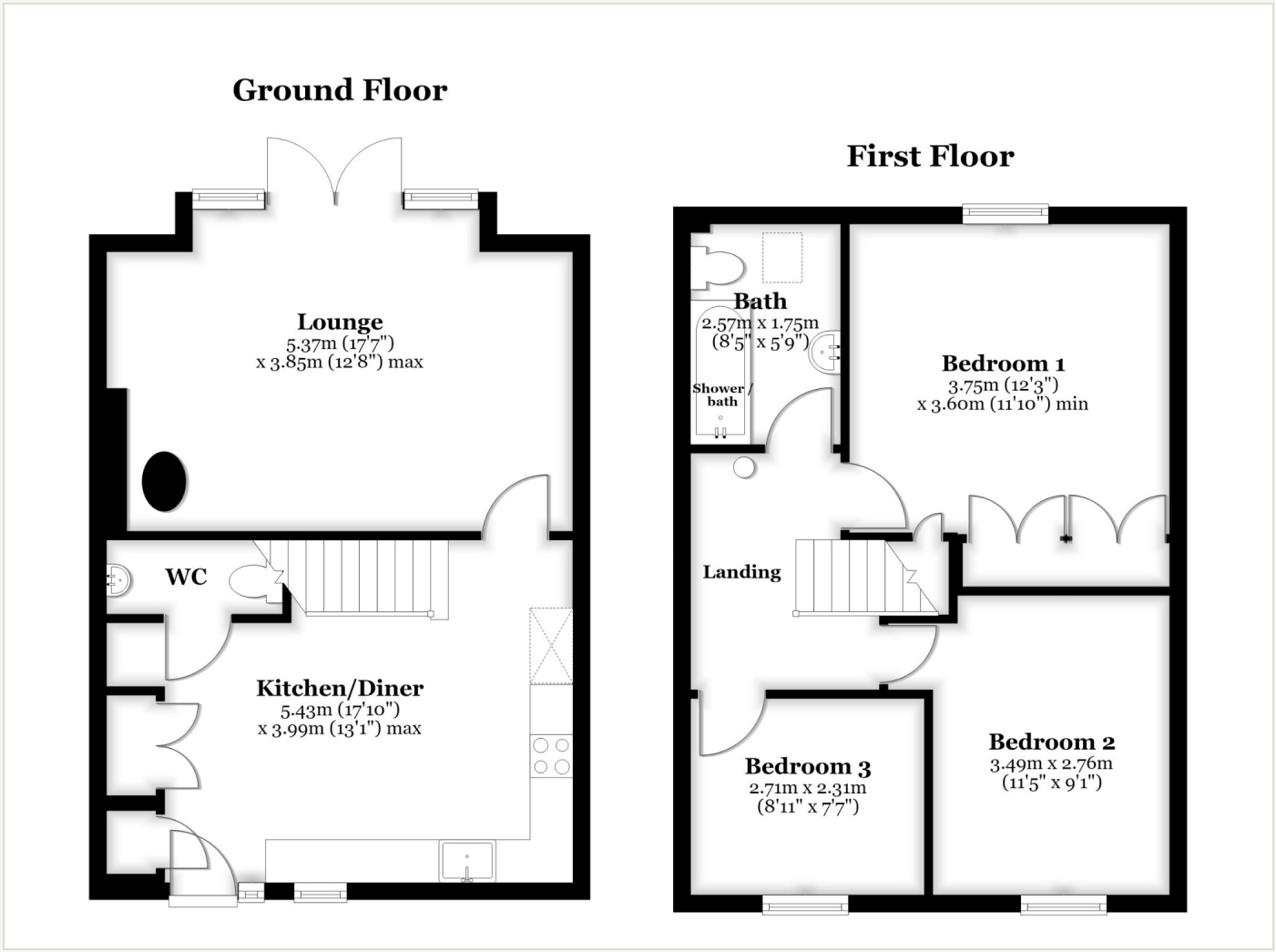
DIRECTIONS

## Sat Nav location: BD17 7RE

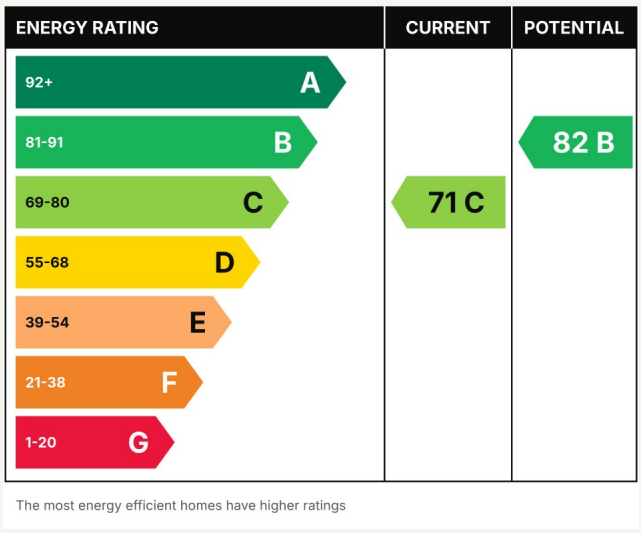
FLOORPLAN

# Ground & First Floor

*Approximately 920 sq ft*




## ENERGY PERFORMANCE




## PROPERTY DETAILS

| | |
|---|---|
| Asking price | £390,000 |
| Tenure | Freehold |
| Council tax | Band D |
| EPC rating | C (71) |
| Listed status | Grade II |
| Sat Nav | BD17 7RE |

VIEWING & FURTHER INFORMATION

# Agent's Notes

The property is Grade II listed and within the Esholt Conservation Area. It also benefits from a private front parking area, and a right of access over the shared drive. To book a viewing, to ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email. We are the exclusive selling agent for this property. Viewings are by appointment only.

## Like our details? Thinking of selling?

If you are selling a property, we would love to hear from you. We have over 25 years of experience in property sales, and can handle any type of residential property or land. We have particular expertise in selling period property, individual homes, niche, lifestyle and specialist properties (e.g. equestrian, Grade II listed, rural, guest houses, land and coastal). Please call us for a friendly initial chat about our services and how we can help with selling your own property.



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Tel: 01423 206060 · sales@dalesandshires.com · dalesandshires.com

These particulars are a guide only and do not form part of any offer or contract.
Measurements and floorplans are approximate and for illustration only.