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DAVID HILL



The Highlands Lee Lane Bingley BD16 1UF

An extremely versatile country property comprising a beautifully presented two bedroom house with scope to extend subject to planning, a fabulous garden/entertaining room, an extensive stable yard comprising nine boxes and various feed stores and a floodlit outdoor menage with the property extending in total to about 1.25 acres.

Extremely convenient semi rural position between Cottingley and Wilsden with stunning views across the Aire Valley, yet being accessible to the larger local centres.

Guide Price £640,000

The Highlands Lee Lane Bingley BD16 1UF

• Bingley 2.5 miles • Shipley 3.5 miles • Bradford 5 miles • Skipton 15 miles • Halifax 9 miles • Leeds 19 miles

Location

The property is accessed directly from Lee Lane just to the south of Cottingley and the popular market town of Bingley. Bingley provides a good range of services and amenities including shops, supermarkets, bars and restaurants as well as primary and secondary schooling, including the well regarded Bingley Grammar School. Commuters are well served with Bingley train station providing regular services to Bradford, Leeds and Skipton and the Bingley Relief Road connecting to the wider road network and nearby business centres.

Description

Conveniently located in open countryside 'The Highlands', which is a registered smallholding, is an exceptional property providing a stylish modern home with a wonderful open plan layout and stunning views over the generous patio seating area and gardens. The house provides spacious two bedroom accommodation with additional under eaves storage space that with the addition of a further dormer would create a third bedroom (subject to planning).

Within the garden is a fabulous detached garden/entertaining room (6.71m x 4.73m) complete with bar, decked seating and BBQ terrace and an adjoining cloakroom (1.98m x 1.84m). The garden room would also make the perfect home office or hobbies room or perhaps annexe accommodation to the house.

Adjacent to the garden and benefiting from a separate access to Lee Lane is a very well equipped stable yard comprising eight stable boxes (3.50m x 3.48m) each, one foaling box (3.46m x 5.19m) and various feed stores. The stables open onto a central concrete yard with covered apron and have power and water connected.

Beyond the stable yard is a fantastic floodlit outdoor riding arena measuring approximately (40m x 20m) enclosed by post and rail fencing and having a well maintained sand and rubber surface. There is a small paddock beyond the arena.

The house is entered via a useful porch which leads through to a welcoming reception area with stairs to the first floor and galley landing above. There is a separate utility/cloakroom with base units, laminate surface, plumbing for a washing machine, w.c. and level wash basin. Gas boiler is concealed in a wall unit.

The reception area is open to a beautifully appointed kitchen/dining room having a comprehensive range of fitted base and wall units, solid oak block work surfaces, 1 ½ bowl stainless steel sink and drainer and tiled splash back. Integrated appliances include a raised level double electric oven, five ring gas hob with filter hood over and a dishwasher. Steps lead down to an inner hallway with useful under stairs store beyond which is a stunning full width living room with flame effect gas fire set in a feature surround and bi folds opening onto a fabulous paved seating area with garden beyond and long distance panoramic views.

The first floor galley landing gives way to two generous double bedrooms and a very well appointed house bathroom with fully tiled walls, panelled bath, separate shower cubicle, w.c. and wash basin with a vanity base unit. The landing also give access to a large under eaves storage space which would provide an opportunity to create a third bedroom with the addition of a dormer, subject to planning permission.

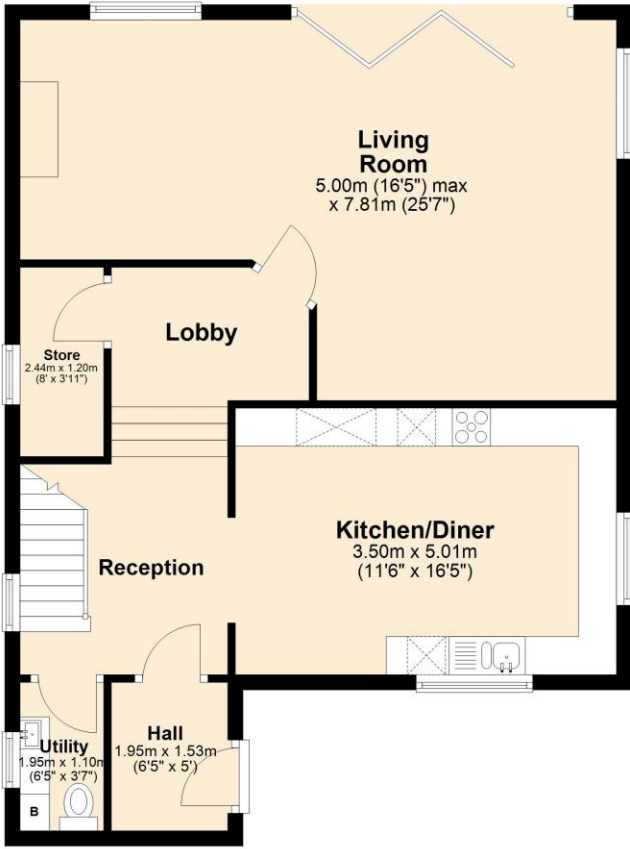
Fairview Fishing Lakes

Neighbouring 'The Highlands' to the east and currently available for sale separately through David Hill LLP is 'Fairview Fishing Lakes', an established and thriving business comprising two fishing lakes served by a large car park with direct access to Lee Lane and a reception building with café and w.c. There is an additional paddock to the rear of the reception block and a further field below the two existing lakes that previously had planning permission to construct a third fishing lake. Full details are available on request.



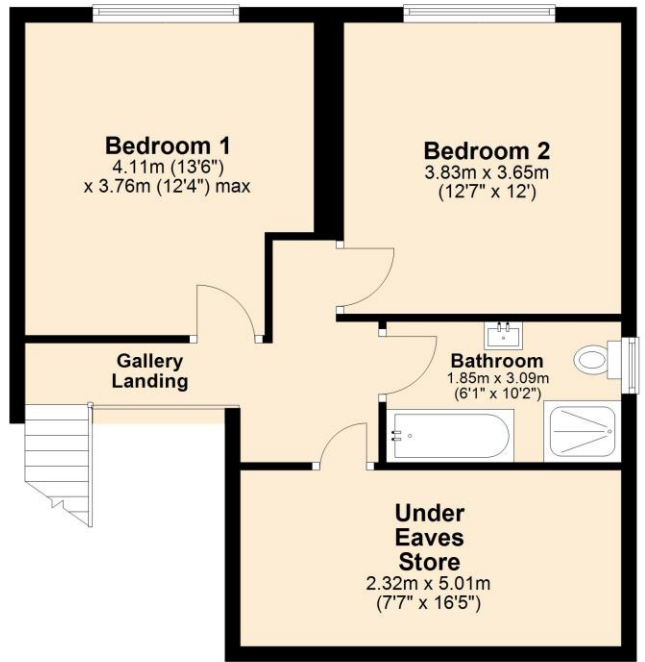
Ground Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



Total area: approx. 127.3 sq. metres (1370.7 sq. feet)





Services

We understand the property is connected to mains water and mains electricity. Drainage is to a shared septic tank. Calor Gas (below ground storage tank) serves the central heating and hob.

Energy Rating

TBC

Tenure

Freehold. Vacant Possession on Completion.

Council Tax

Band D (Bradford Metropolitan Council)

Viewings

Strictly by appointment with the selling agent.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From the roundabout at the end of the Bingley Relief Road (A650) take the second exit signed Wilsden/Cottingley/Yorkshire Clinic and take the left hand lane turning left at the traffic lights to Wilsden/Cottingley. Continue on Cottingley New Road heading straight across at the two mini roundabouts onto Bradford Old Road (B6146) and take the second exit at the next roundabout signed Haworth/Wilsden onto Cottingley Moor Road (B6146). Continue on Cottingley Moor Road for about 850 metres turning right onto Lee Lane where 'The Highlands' can be found on the right after about 600 metres. A David Hill 'For Sale' sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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