




IVY
HOUSE
— BAILDON —

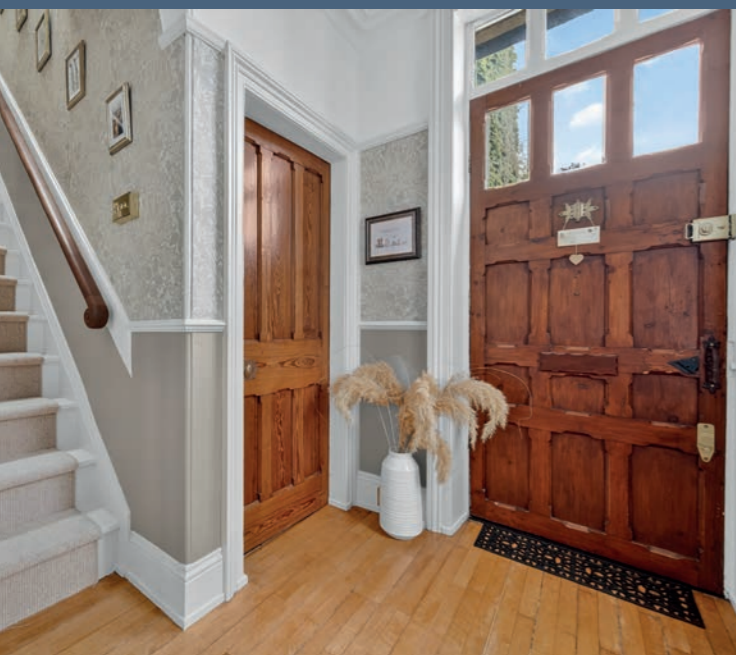


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Tucked along the leafy stretch of Prod Lane, where the edge of open countryside meets the convenience of village life, Ivy House is a home of timeless elegance. Built in 1880 and wrapped in climbing ivy that gives it both its name and unmistakable identity, this Victorian semi-detached stone home combines the craftsmanship of a traditional Yorkshire residence with the warmth and versatility expected of modern family living.



Anchored in the landscape, behind mature greenery and established planting, the approach feels private and deeply settled within its surroundings. A shared driveway leads to off-street parking for two vehicles while a south-facing patio and pond create an inviting first impression, softened by shrubs and layered planting that bring colour and privacy throughout the seasons. Though peaceful and tucked away, the home remains wonderfully connected to village life, open countryside and the wider region beyond.



LIGHT-FILLED SPACES WITH TIMELESS CHARACTER

Inside, the sense of heritage is immediate. An imposing ecclesiastical front door sweeps open into a welcoming entrance hall where stained glass catches the changing light throughout the day, casting coloured reflections across oak flooring, deep skirting boards and high ceilings detailed with original coving.

The sitting room is elegant yet deeply comfortable. Tall sash windows draw in natural light while an original fireplace fitted with a log burner creates a natural focal point during the colder months. The proportions are generous without ever losing the intimate feel that makes period homes so enduringly appealing.





THE HEART OF DAILY LIFE

Beyond, the dining room offers a more formal setting with herringbone oak flooring underfoot and a traditional open fireplace adding depth and atmosphere. Another sash window fills the space with natural light, capturing the late-afternoon sun as it moves through the house.

Flowing naturally from the dining room, the extended kitchen and orangery form the true centre of daily life. Bespoke cabinetry, solid oak worktops and parquet flooring sit comfortably alongside characterful cornices and a striking Lacanche range cooker, blending practicality with craftsmanship in a way that feels entirely authentic to the home.





“This was always the room we naturally gathered in. The doors opening onto the courtyard and garden made everyday life feel easy and connected, especially when the light poured through the rooflight from morning onwards.”

Underfloor heating adds comfort beneath the kitchen floor while the hardwood orangery creates a beautiful transition into the garden. Above, a handmade lantern rooflight floods the room with changing natural light from morning through to evening. French hardwood doors open directly onto the Yorkshire stone courtyard, creating an effortless connection between inside and out.

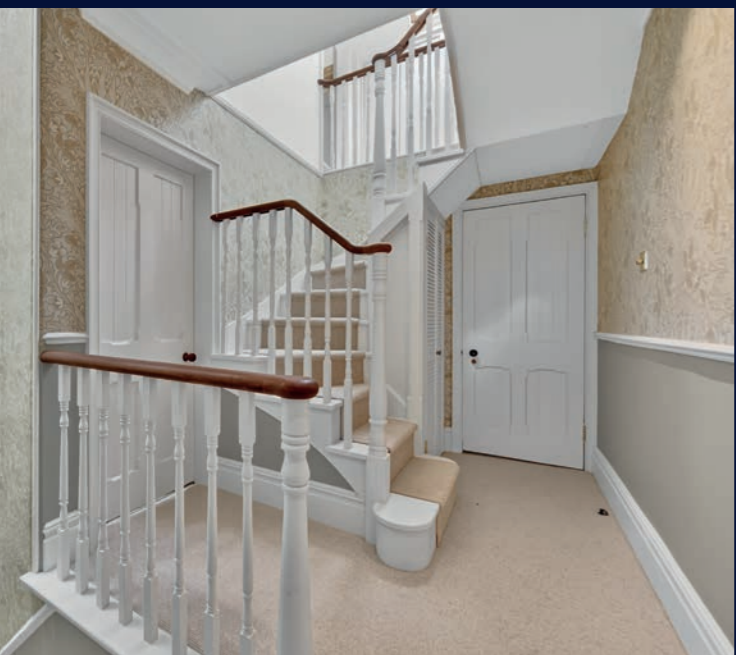


A PRIVATE LOWER GROUND FLOOR RETREAT

A discreet staircase from the kitchen leads to the converted lower ground floor, a remarkably versatile addition to the home. Exposed beams, stone flooring and bespoke fitted storage give the space character while French doors provide a private entrance from the driveway allowing complete flexibility. With a large double bedroom, adjacent shower room and its own outside stone seating terrace, the suite lends itself beautifully to guest accommodation, multigenerational living, independent working or a private retreat for older children returning home.







“Sunday mornings here are always special. You wake slowly with the light coming through the stained glass and everything feels peaceful, the only activity outside being the wildlife dancing between the oak & ewe trees.”

AND SO TO BED

The first floor continues the sense of scale and character found throughout the home. The principal bedroom overlooks the south-facing front garden through a beautiful stained glass window that fills the room with soft coloured light. Original features remain intact including the open fireplace and traditional cornicing while generous built-in storage has been carefully incorporated into the room.



REST & REFRESH

A further double bedroom on this floor enjoys dual aspect views to the side through a stained glass window and to the private rear garden, once again framed by original fireplaces and period detailing.

The family bathroom balances traditional style with modern comfort through oak flooring, underfloor heating, WC, wash basin and bath complete with a handheld shower, perfectly suited to relaxed evening routines.





ELEVATED SPACES WITH VIEWS ACROSS BAILDON MOOR

The recently converted second floor introduces an entirely different atmosphere, filled with natural light and elevated views towards the greenery of Baildon Moor and Shipley Glen woodland. A bespoke mahogany handrail leads to an open landing that works beautifully as a study or reading space beneath generous Velux windows.

The additional bathroom on this level has a boutique feel with a freestanding bath, chinoiserie style wash basin, WC, panelled walls and hidden storage carefully built into the eaves.

The fourth double bedroom completes the accommodation, offering fitted cabinetry, high ceilings with Velux windows and a peaceful sense of privacy that makes it ideal for guests, teenagers or creative working.



LAYERED GARDENS DESIGNED FOR EVERY SEASON

Outside, the rear garden unfolds across several levels, giving each area its own purpose and atmosphere. The original Yorkshire stone courtyard feels wonderfully enclosed and private, framed by greenery and mature planting. Garage doors open into a workshop space that reflects the craftsmanship and creativity of the current owners. Steps rise through a wisteria clad pergola towards a higher lawned garden overlooking the rear of the home.

The layered design of the garden creates moments for entertaining, quiet reading and family gatherings alike, all surrounded by established planting that brings colour and privacy throughout the seasons.

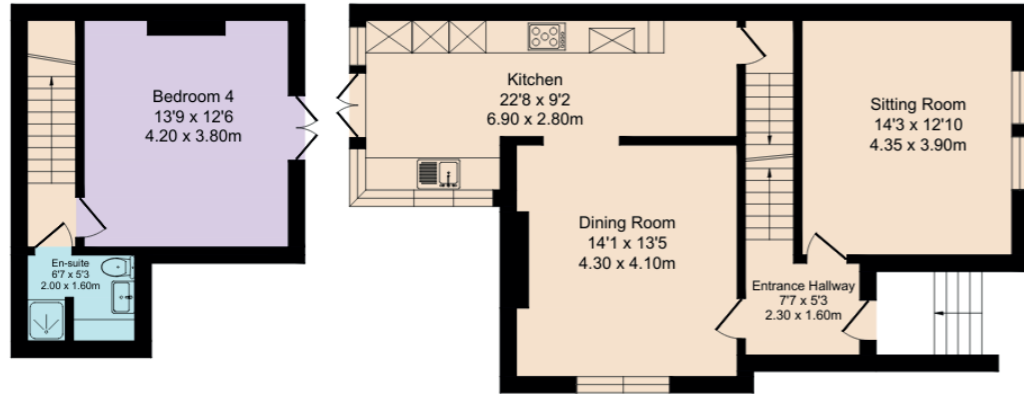




“We always loved how the garden changed through the year. Summer evenings in the courtyard, working on projects in the workshop, sitting quietly by the pond, it never felt like just one outdoor space.”

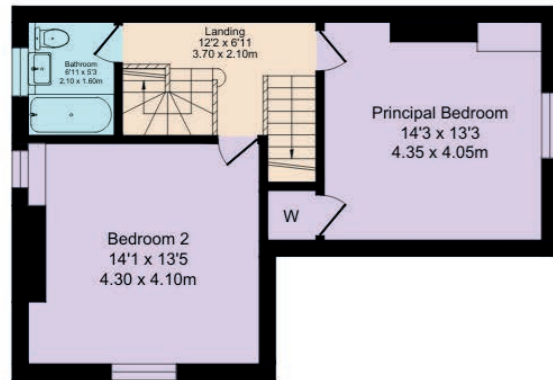
At Ivy House, period character and modern family life exist in perfect balance. It is a home that has evolved carefully and stood the test of time, shaped by craftsmanship, filled with light and designed for living well in every season. Whether returning from an afternoon ramble on Baildon Moor, a quiz night at the local pub, dinner in nearby Saltaire or retreating from a journey into the city, Ivy House always feels deeply welcoming.

Total Approx. Floor Area 1875 Sq.ft. (174.2 Sq.M.)
(Excluding Storage)

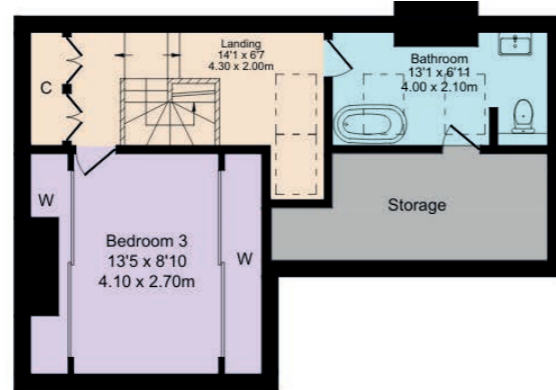


Basement
Approx. Floor Area 256 Sq.Ft (23.8 Sq.M.)

Ground Floor
Approx. Floor Area 671 Sq.Ft (62.3 Sq.M.)



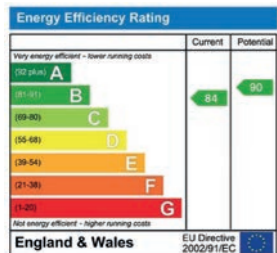
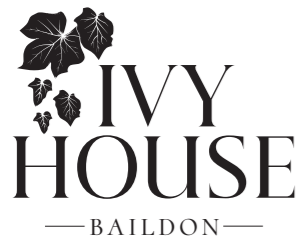
First Floor
Approx. Floor Area 522 Sq.Ft (48.5 Sq.M.)



Second Floor
Approx. Floor Area 426 Sq.Ft (39.6 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Po-Plans Ltd. 2026



FINER DETAILS

- Semi-detached stone built family home
- Period features throughout
- Gardens to front & rear
- 4 double bedrooms
- 3 bathrooms
- Extended & recently renovated throughout to a very high standard
- Lower ground floor bedroom with shower room & external access
- Off-street parking
- All mains services
- Walking distance to Baildon Moor & Shipley Glen
- Great transport links & close to amenities of Saltaire

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...

PLACES TO EAT:

Rossini Italian (12 min drive), The Cow & Calf (18 min drive), Salts Diner (12 min drive or 17 min walk)

WALK:

Shipley Glen Tramway (1 min walk), Woods located over the road following streams and waterfalls

CHEMIST:

Browgate Pharmacy (5 min drive, 13 min bus journey or 38 min walk)

MILK:

Baildon Co-Operative (6 min drive)

LOCAL SCHOOLS:

Titus Salt School (10 min drive or 13 min walk), Sandal Primary School (3 min drive or 24 min walk), Baildon C of E Primary School (9 min drive)

GYM:

Nuffield Health Shipley (8 min drive), Hollins Hall Hotel & Spa (12 min drive)

PUBLIC TRANSPORT:

Bus: services run hourly into Bradford from the end of the road and stop in Baildon Towngate, Baildon Station, and Shipley Market Square (2 min walk to the bus stop); Saltaire Train Station which runs frequently into Leeds Station, Bradford Forster Square, Skipton all in less than 30 mins (13 min drive to station)

TAKEAWAYS:

Casa Bella Italian (5 min drive), Rupali Indian (5 min drive)

PUB:

The Old Glen House (1 min walk), Saltaire which is known for bar crawls and Saltaire Brewery (11 min drive)

POI:

Saltaire, a UNESCO World Heritage Site since 2001(10 min drive), Salts Mill (12 min drive or 17 min walk)





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7 Ivy House, Prod Lane, Baildon BD17 5BN

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