

# HUNTERS®

## EXCLUSIVE

**Reservoir House, Twix Glusburn- Cononley**

**Price £1,500,000**

**Property Images**



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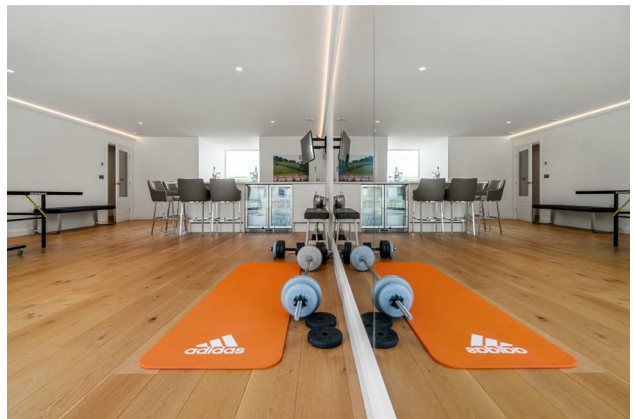
### Property Images



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### Property Images





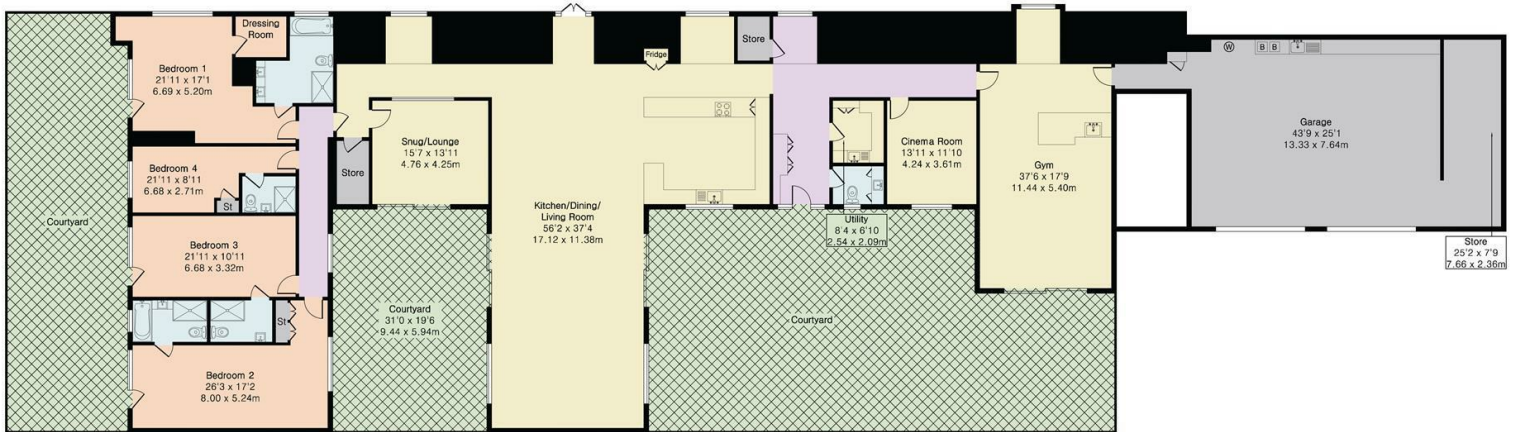


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Approximate Gross Internal Area 4507 sq ft - 419 sq m  
(Excluding Garage/Store)

**EPC** Garage/Store Area 1081 sq ft – 100 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>88</b>
(69-80) <b>C</b>		
(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	



This 'Grand Designs' contender is located on Cononley Road between Glusburn and Cononley. An exceptional detached house, built in 2020, offers a remarkable blend of luxury and comfort. Constructed on the site of a former underground reservoir, this discreet and very private property has the most spectacular views up and down the Aire Valley.

Set in 3.4 acres in all, and spanning an impressive 4500 square feet plus a 1081 square foot garage, this residence is a true masterpiece, crafted by the esteemed local developer, James Wade.

The property has been designed with meticulous attention to detail and quality for personal use, and its availability on the market is solely due to the developer's new project nearby.

A spacious and welcoming entrance hall, complete with a cloakroom and laundry room, leads to heart of the home, a vast living-dining-kitchen area that seamlessly opens onto two private gardens, perfect for entertaining or enjoying peaceful moments outdoors.

For those who appreciate cinema, a dedicated television room awaits, alongside a snug that also leads to the garden. The kitchen has a full range of appliances including 2 eye-level ovens and a multi-function microwave oven.

This home boasts four generously sized bedrooms, with the principle bedroom having a spacious en-suite, walk-in-wardrobe and door onto the side garden. 2 further double en-suite bedrooms have garden access and the 4th double bedroom is again en-suite, ensuring comfort and privacy for all.

Additionally, the property features a spacious party room / gym / games room, all of which open onto the beautifully landscaped gardens, creating an ideal setting for gatherings and leisure activities.

The exterior is equally impressive, with a curved limestone driveway leading to automated gates and ample parking for up to a dozen vehicles. A super-sized double garage, complete with a workshop area, adds to the practicality of this stunning home.

With breathtaking views of the Aire Valley and a location that combines seclusion with accessibility, this property is a rare find. The exceptional build quality and thoughtful design make it a truly unique opportunity for discerning buyers seeking a luxurious lifestyle..

Cononley train station is just 1 mile by car and 0.8 miles on foot, with trains to Leeds & Bradford every 20-30 minutes.

Having mains GAS fired under-floor heating throughout, air-source recovery system, mains water and electric and mini sewage treatment plant.

## Features

- Grand Designs home in Glusburn • Built by highly regarded local developer James Wade • 4507 sq ft of luxury living + 1081 sq ft garage • Spectacular Aire Valley views • 3.4 acres in total • 4 en-suite bedrooms with garden access • Party room / gym / games room / Snug / TV room • Curved limestone driveway with automated gates • High quality fixtures and fittings throughout • This is a unique and stunning home