



## Springfield Barn, West Morton, West Yorkshire, BD20 5UP

Delightfully situated in an elevated position enjoying fine views towards the countryside and beyond is a beautifully presented five-bedroom stone built detached barn conversion offering outstanding living accommodation standing in large, landscaped gardens, detached garage block with annexe, large driveway, and adjoining land with stables extending to approximately 3.5 acres. Further Land available by separate negotiation.

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## Springfield Barn, West Morton, BD20 5UP

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

**Guide Price: £1,100,000**

### Accommodation

- Outstanding Barn conversion
- Five bedrooms
- Beautifully presented
- Annexe for dependant relative
- Views towards the Aire Valley
- 3.5 Acres with Stable block
- Lovely gardens & Detached Garage
- Prestigious residential location

### General Remarks

Springfield Barn will almost certainly appeal to the more discerning purchaser seeking a stunning stone-built barn conversion offering versatile and flexible family living accommodation planned over two floors. The barn boasts an array of character features associated with a conversion which include stone feature fireplaces with multi fuel burning stoves, stone mullion windows, exposed beams and trusses together with high specification to the dining kitchen, bathroom and ensuite facilities. Other notable features include a one-bedroom Annexe above the garage, gas heating with underfloor heating at ground floor level, sealed unit double glazing and fitted alarm system. The property will almost certainly appeal to those with equestrian interests or those seeking a home for a dependant relative. Indeed, an internal inspection is indeed fully recommended to appreciate the size, quality and elegance of this fine home.

The accommodation briefly comprises reception dining hall, cloaks with wc, spacious Lounge with feature stone fireplace incorporating multi fuel burning stove, sitting room with feature fireplace, dining kitchen with range of bespoke fitted base and wall units, granite work surfaces, central work island and integrated appliances, utility room and dining room. Return staircase leading to first floor with gallery style landing area, master bedroom with high quality en suite bathroom, guest bedroom with en suite shower room, three further bedrooms and superb house bathroom. Detached garage block with electric door, power and light with separate access to the side to superb one bedroom annexe, living area and shower room.



Outside the property enjoys a stunning location on the edge of West Morton Village in an elevated position enjoying fantastic south facing aspect with views towards the open countryside and beyond. The property is complemented by superior landscaped gardens, lawns, flowerbeds, large patio areas and walled garden areas. Large driveway providing access via electronically controlled gates, for several vehicles, and double garage with electric up and over door, power and light. Adjacent to the property is a large woodland area, stable block for those with equestrian interests and land extending to approximately 3.54 Acres (1.43 hectares). Further Land available by separate negotiation.

The property is delightfully situated in a semi-rural position enjoying an idyllic location having tremendous views towards the open countryside beyond. East Morton Village is approximately half a mile distant, and the location is considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bingley, Keighley, Bradford, Ilkley, Skipton and Leeds.





























Floorplans







## Directions

From Dacre Son & Hartley's Bingley office proceed along the A650 towards Keighley continuing through Crossflatts. Turn right into Morton Lane just before the Tesco Express, continue up Morton Lane over the canal bridge and at the top of Morton Lane at the mini roundabout turn left and first right into Street Lane. Continue up Street Lane passing the former Cricket Ground on the left hand side and turn left into Bury lane and the property will be seen on the left hand side.

## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band G

## Tenure, Services & Parking

- Freehold, Mains Electric, Water and Gas.
- Septic tank for drainage purposes. Located within the grounds.

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees


Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: BIN240390

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-28) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			
			87
		75	
England, Scotland & Wales		EU Directive 2002/91/EC	


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