

The Stables, Highstead Close, East Morton, BD20 5BP

A stunning and individually designed stone built five-bedroom detached residence offering beautifully presented family living accommodation complemented by superior grounds and detached garage block, enjoying a superb semi-rural location with delightful views towards the open countryside.

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Ilkley 8 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £845,000

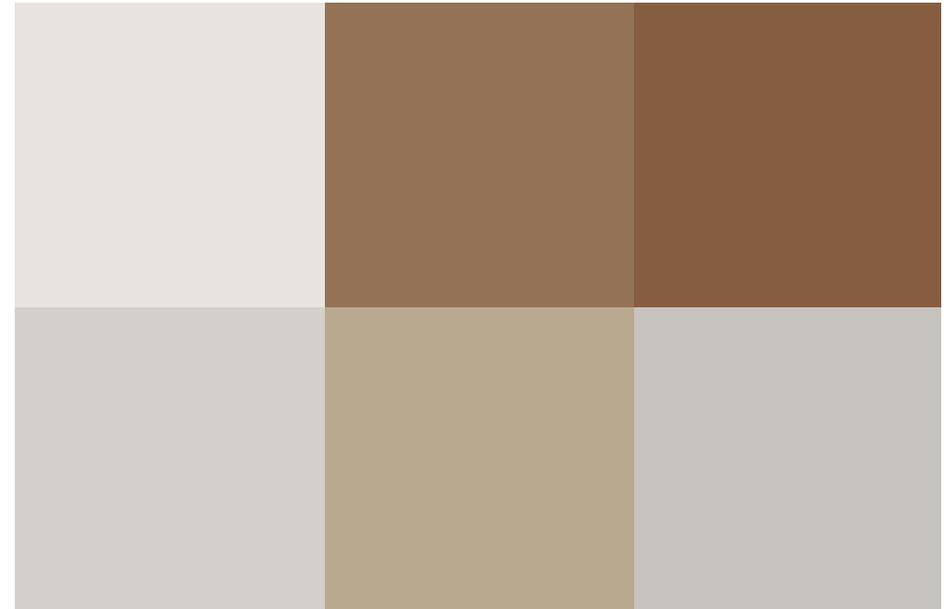
Accommodation

- Outstanding detached home
- Five bedrooms
- Individually designed
- Beautifully presented
- Views towards the open countryside and beyond
- High quality fixtures and fittings
- Versatile and flexible family living accommodation
- Superb gardens, driveway and outbuilding/office
- Detached garage with potential to convert
- Prestigious residential location

General Remarks

Delightfully situated within an idyllic setting is a beautifully presented five-bedroom stone built detached residence offering superb family living accommodation planned over two floors. The property offers any would-be purchaser versatile and flexible living accommodation and will almost certainly appeal to the more discerning purchaser seeking a home of distinction

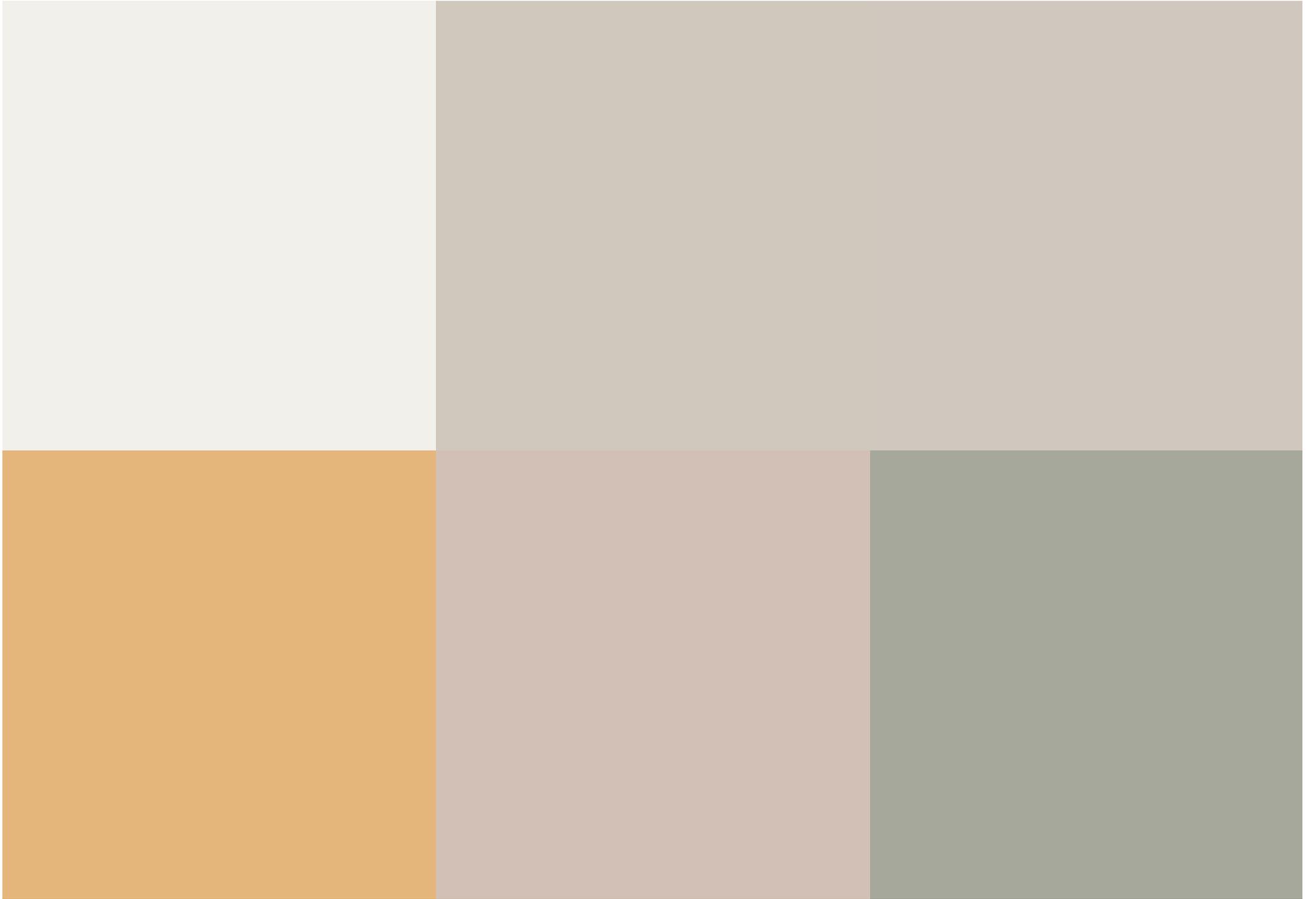
The property boasts an array of character features which include feature fireplaces incorporating multi fuel burning stoves, exposed trusses and beams together with blending the more modern-day convenience of under floor heating, sealed unit double glazing, CCTV, and fitted alarm system. The property also benefits from a beautiful orangery, high quality kitchen, bathroom and en suite facilities and outstanding views over the valley and Ilkley Moor. The property offers tremendous potential to create an annexe or suite for a dependant relative or teenager in the detached garage block having previous planning permission in 2018 for the conversion of the first floor of an existing garage building to form a habitable annex space to the main house, including formation of 2 no. dormers. 18/01716/HOU

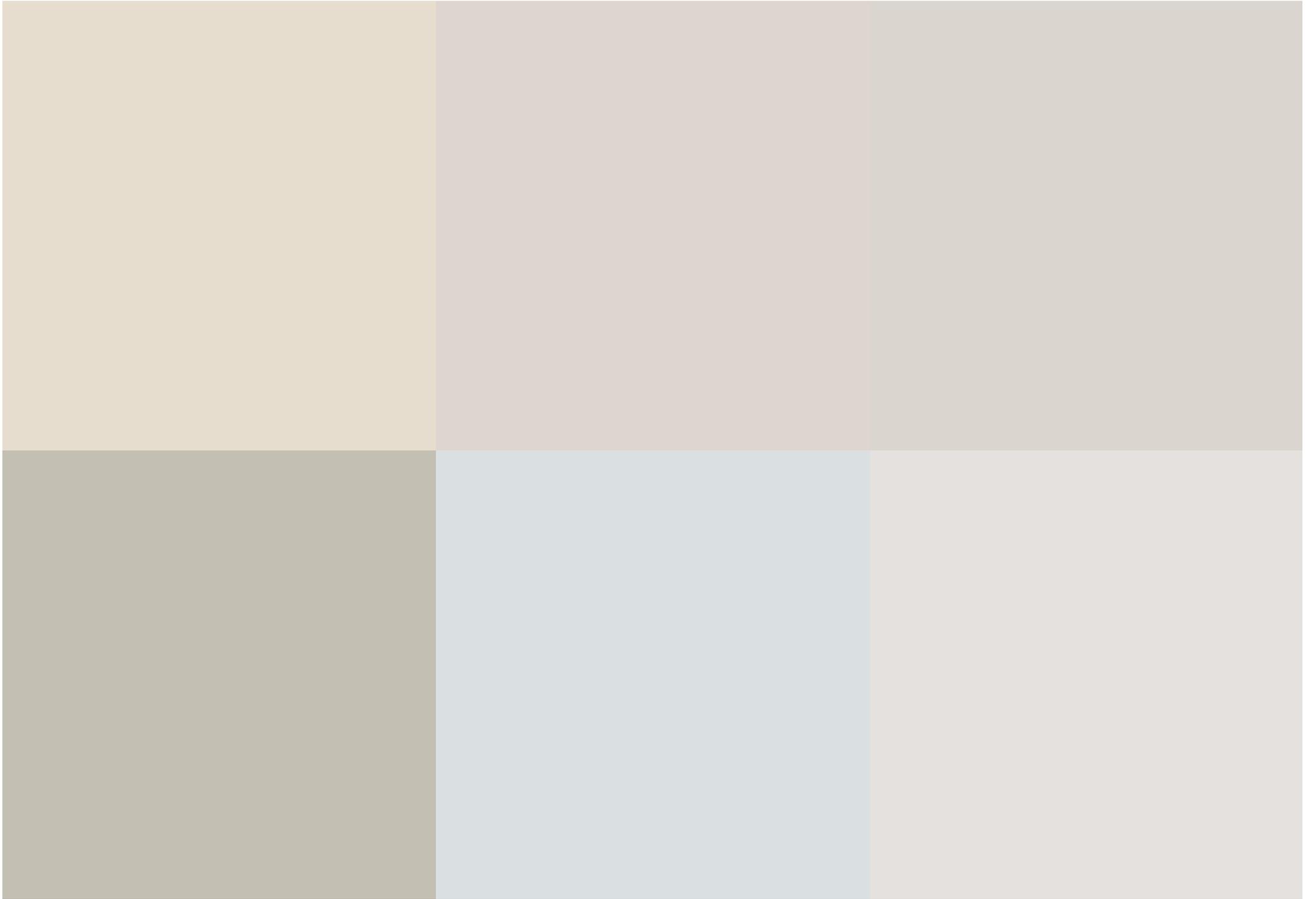


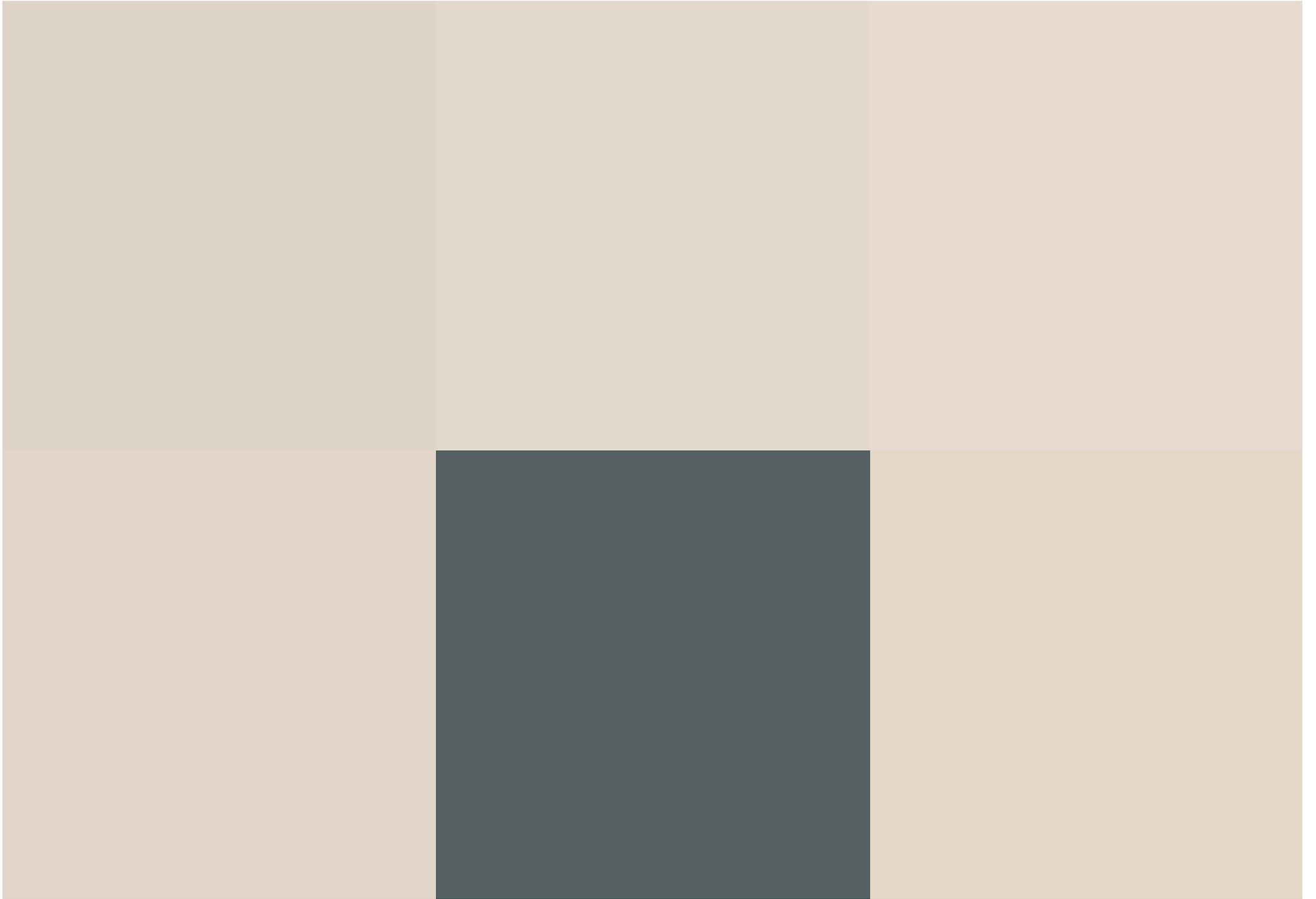
Indeed, an internal inspection is indeed fully recommended to appreciate the size, quality and elegance of this fine home.

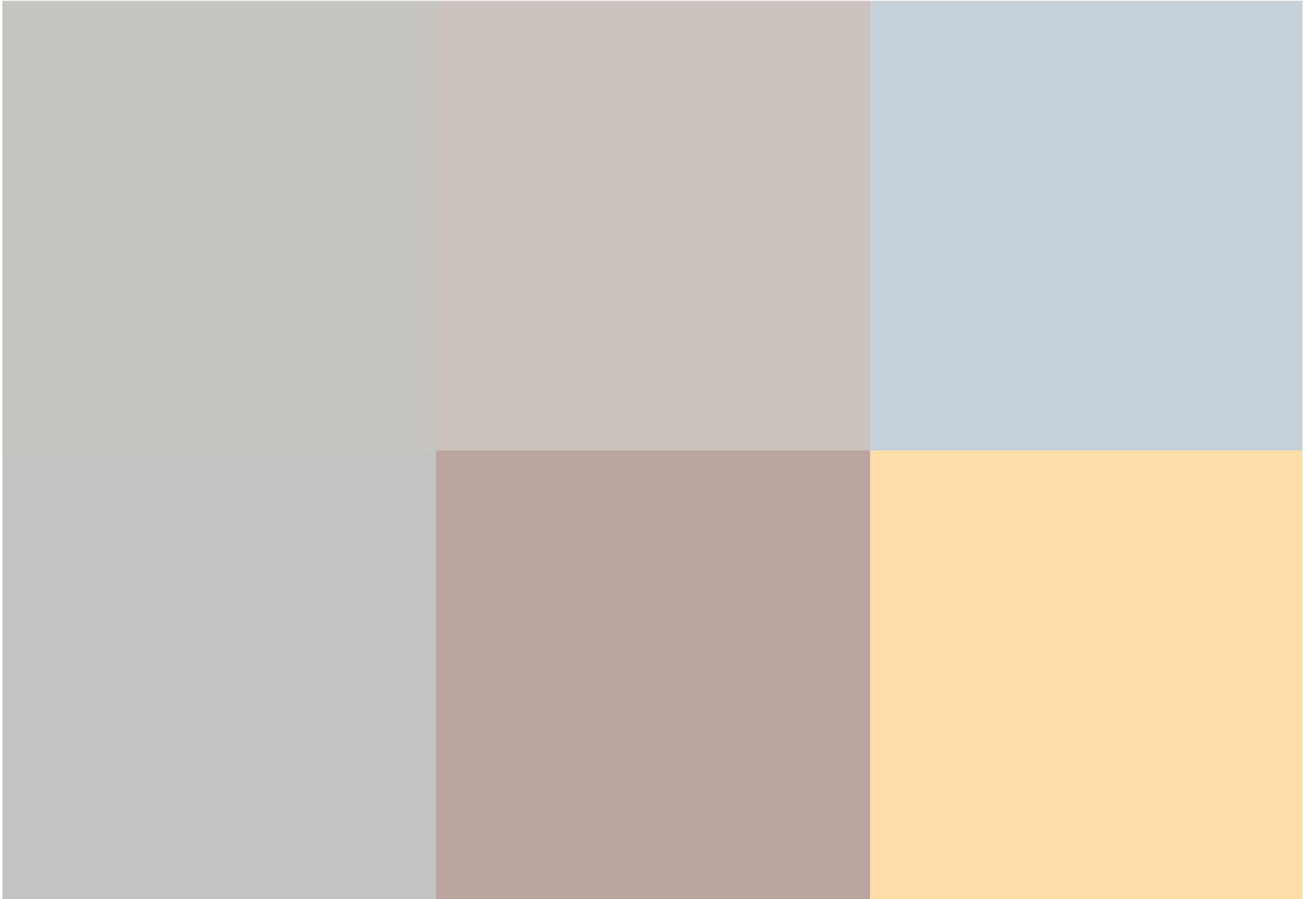
Located in a semi-rural location on the edge of East Morton the property is approached via private driveway, electronically controlled gates in a small hamlet of four exclusive homes.

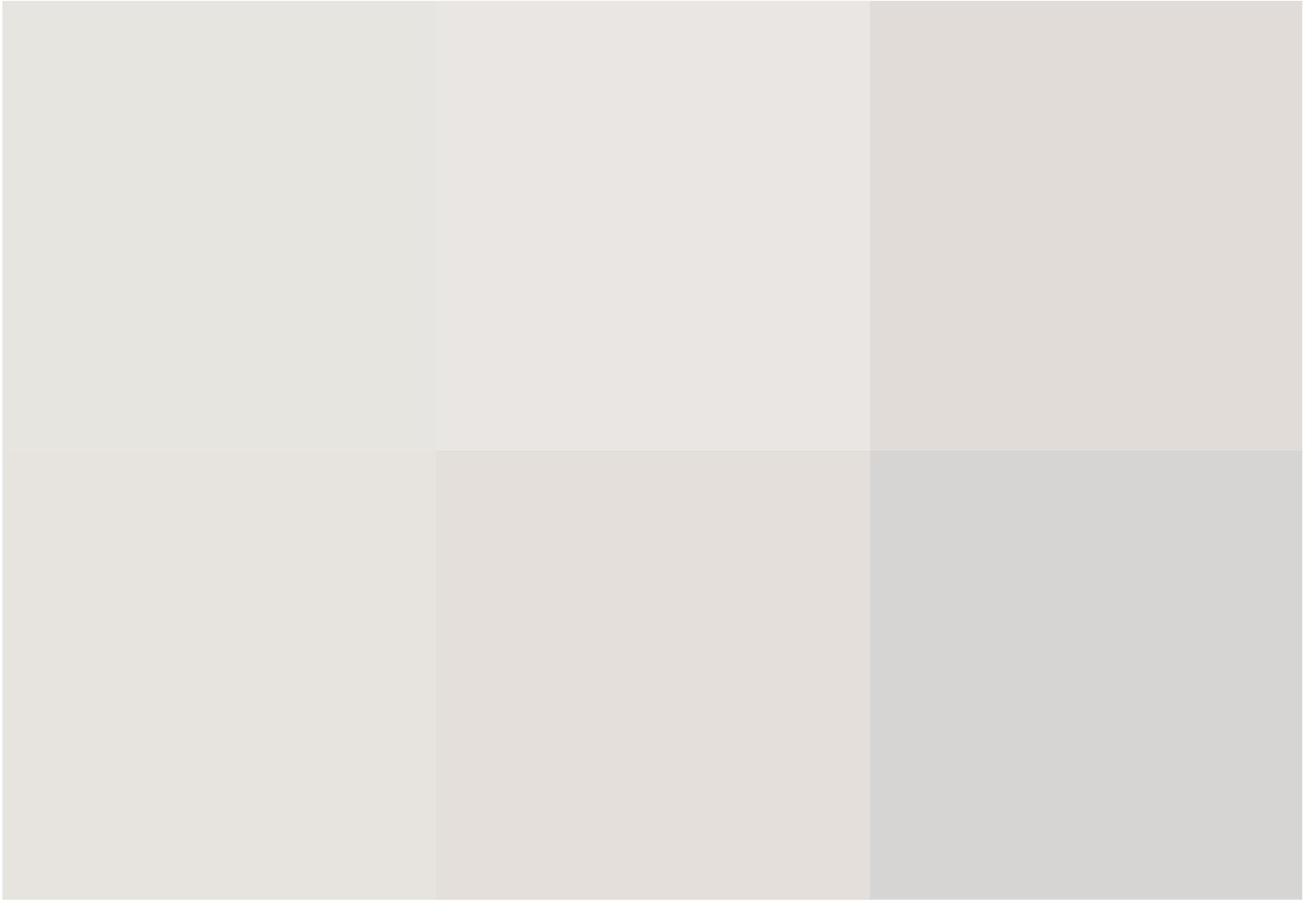
The property is delightfully situated in a beautiful rural position enjoying an idyllic location having tremendous views towards the open countryside beyond. East Morton Village is approximately half a mile distant, and the location is considered to be within daily commuting distance of many West and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

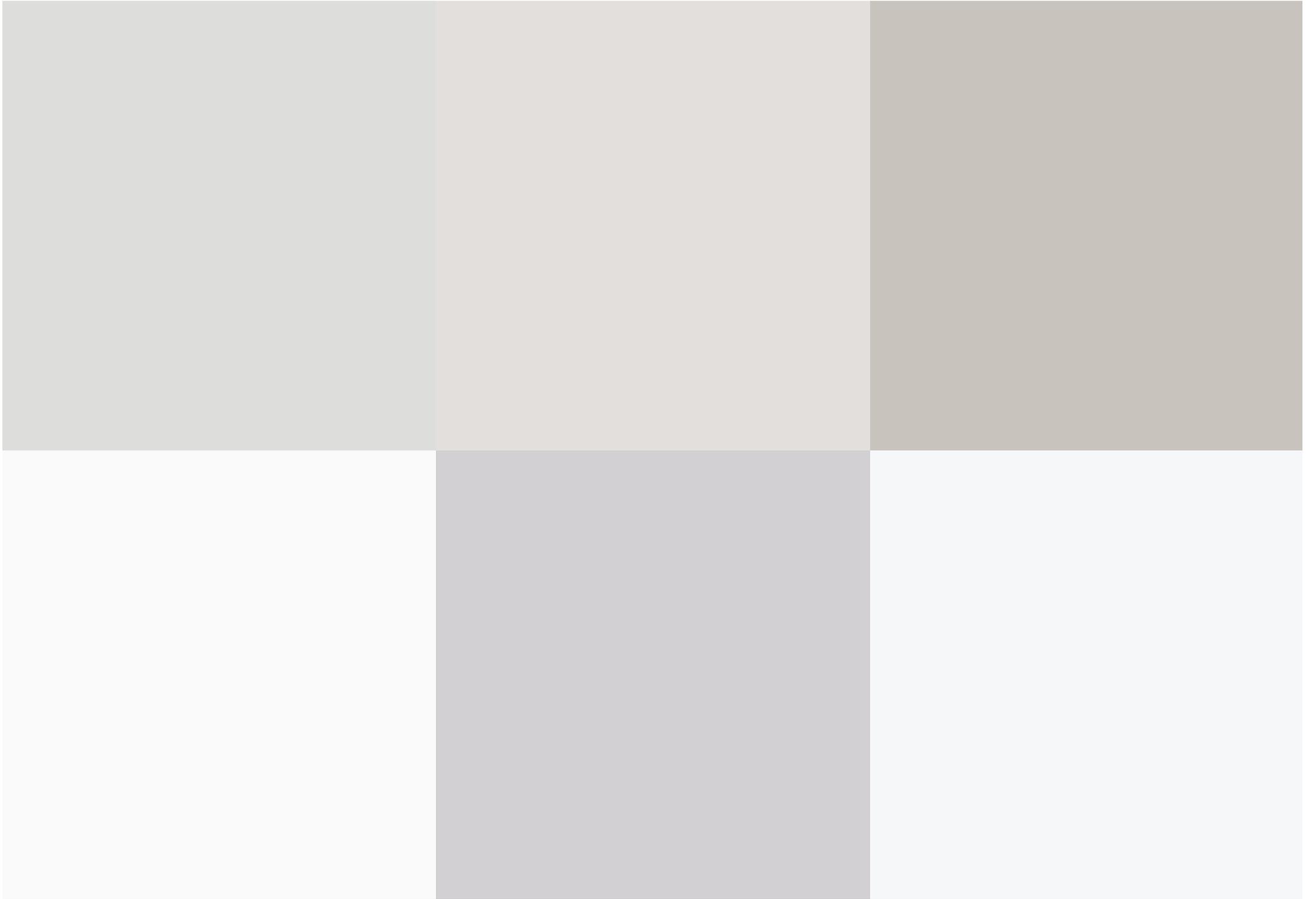


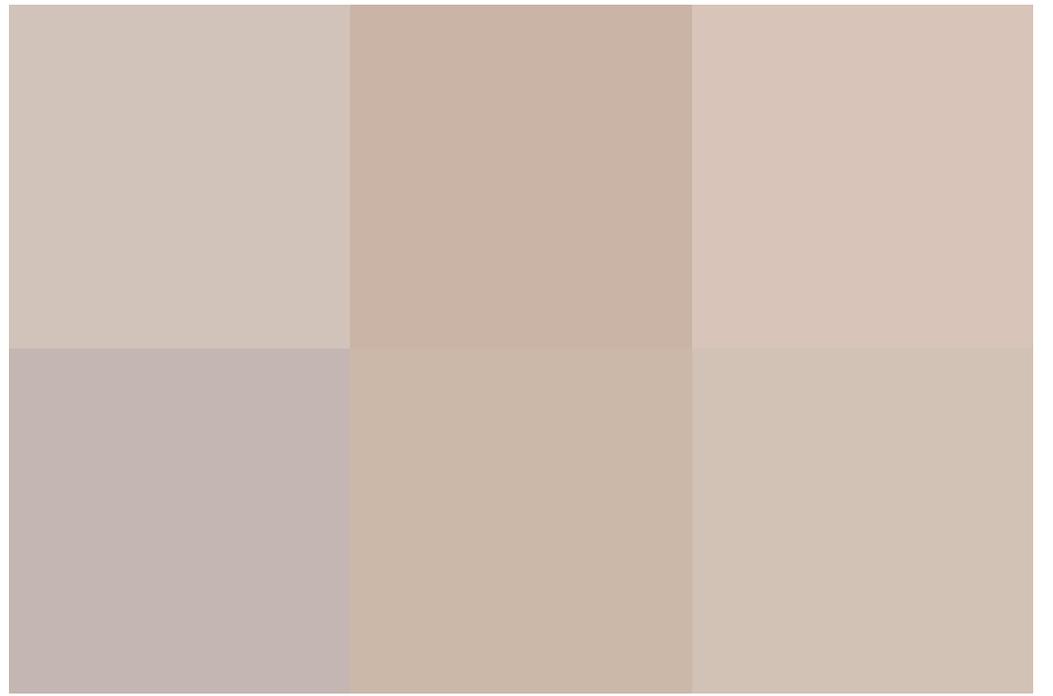
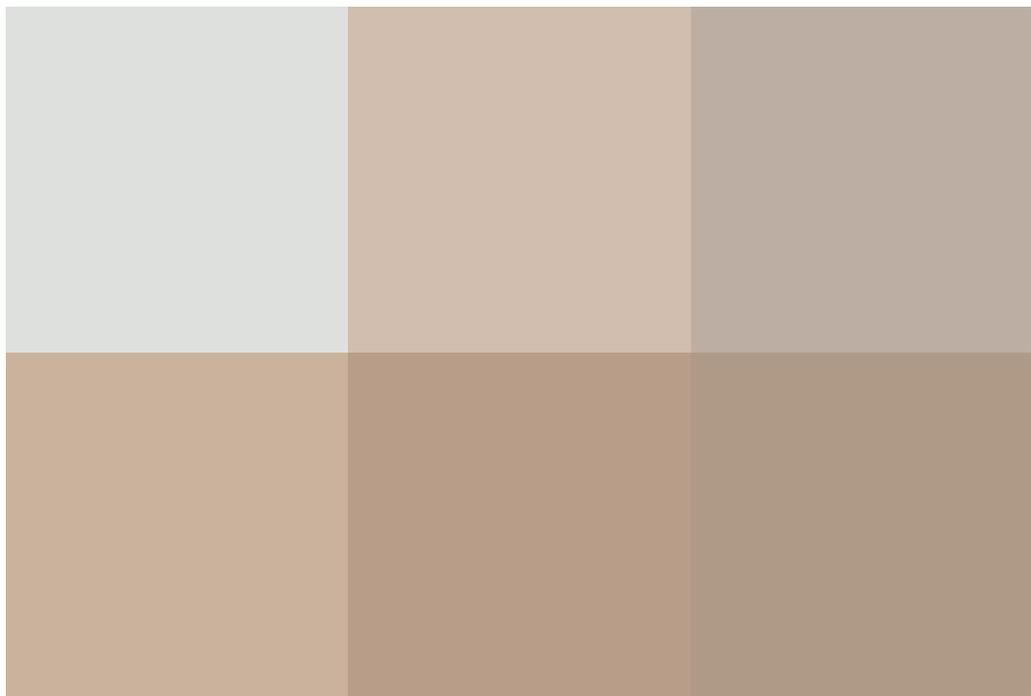
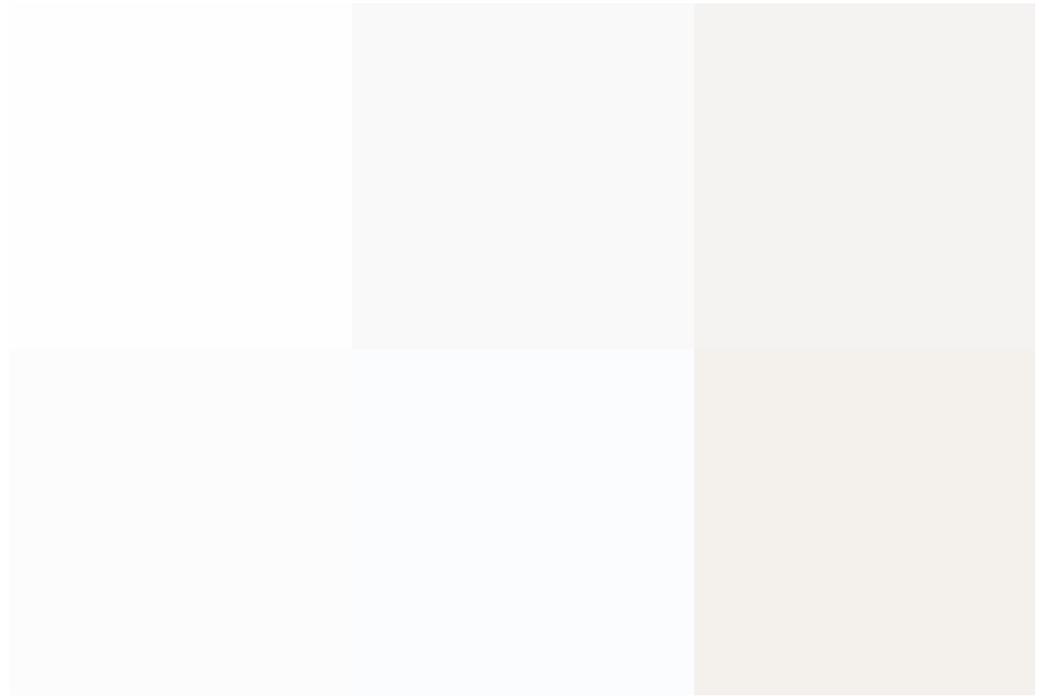
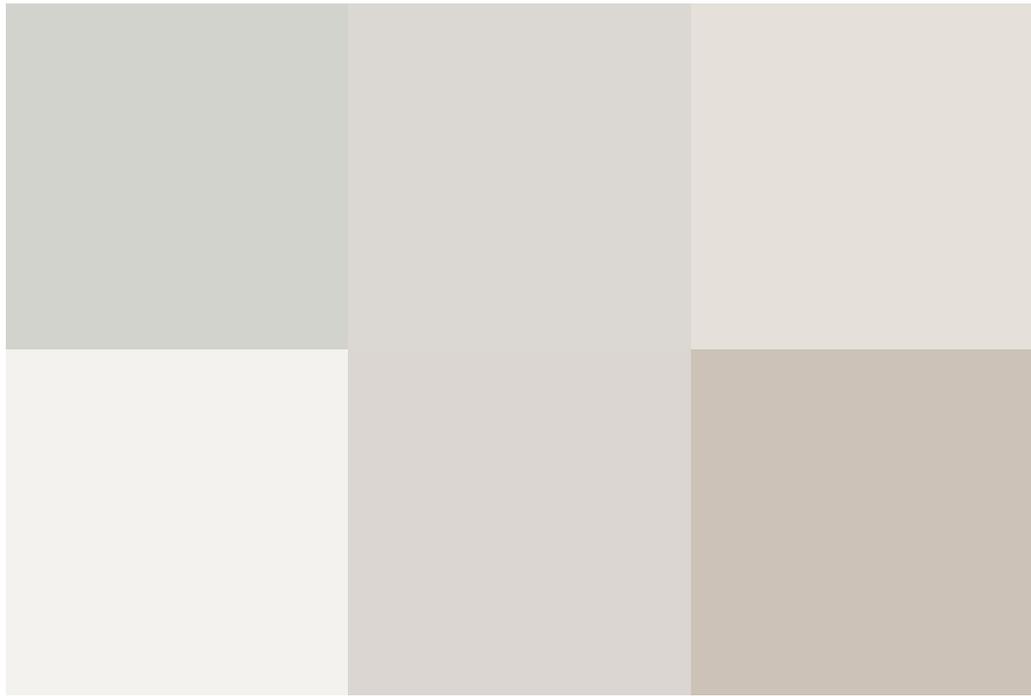




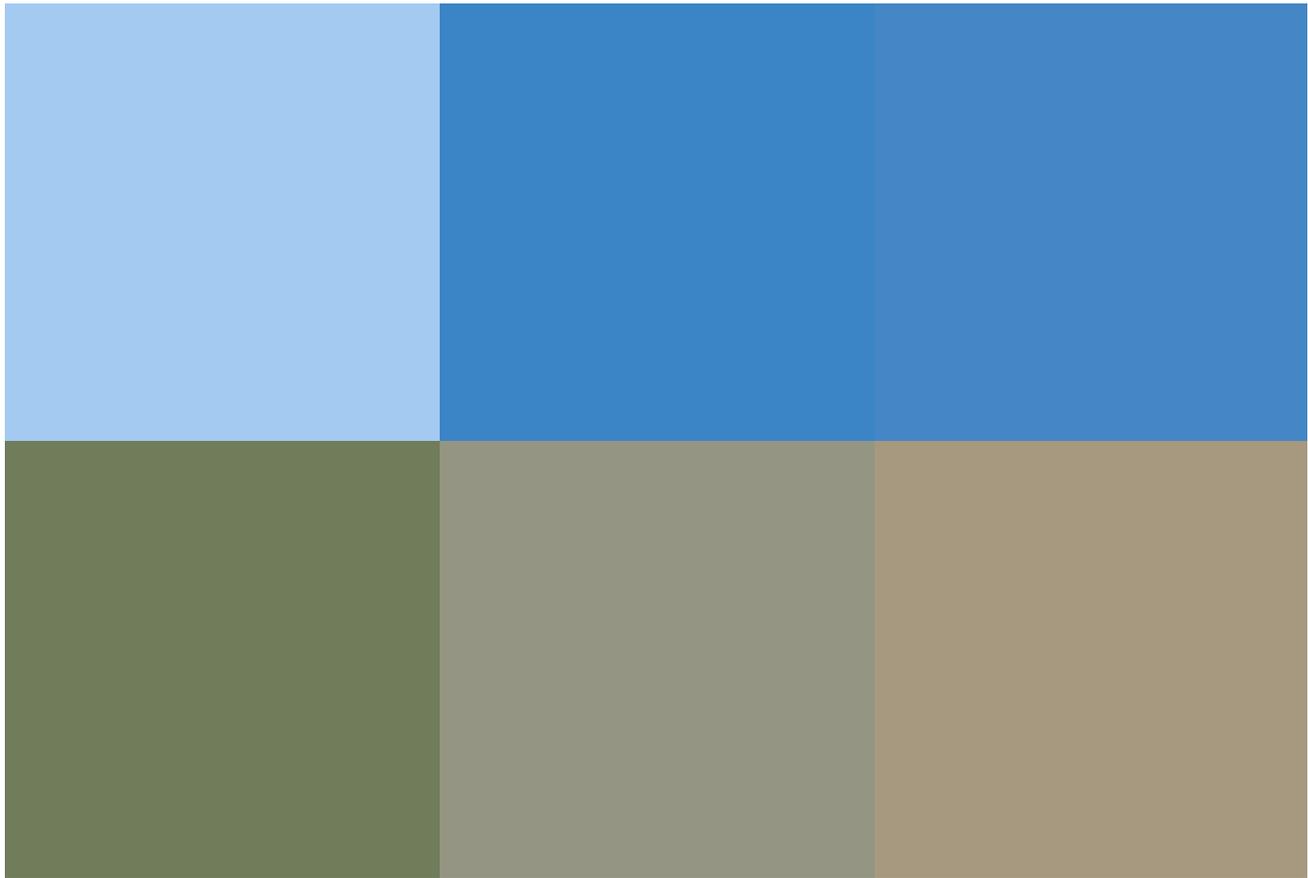




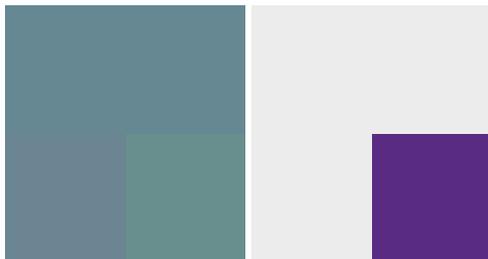
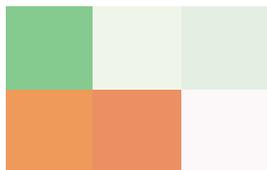




Floorplans



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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 and the property will be seen on the left, access via a private drive leading to the stables.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold.
- All main services
- Parking for 4 + cars on the driveway in addition to the double garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 to view.

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 £26.10 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), we reserve 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.

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