



Pepper House, Ladderbanks Lane, Baildon, West Yorkshire, BD17 6RX

A truly remarkable executive detached family home offering excellent family sized accommodation approaching 3,000 sq. ft. including five double bedrooms, two with en suites and four receptions. Also with a double garage and landscaped gardens which is accessed via a shared private drive. This is a first class residential location in Baildon where properties of this stature and quality are seldom available to purchase.

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Pepper House, Ladderbanks Lane, Baildon, West Yorkshire, BD17 6RX

Harrogate 18 miles, Skipton 16 miles, Leeds 12 miles (all distances approximate)

Guide Price: £850,000

General Remarks

This exceptional and substantial detached family residence is delightfully positioned within a small and exclusive development on Ladderbanks Lane, enjoying a private and secluded setting whilst remaining within easy reach of open countryside. Occupying a particularly enviable plot with a lovely open aspect, this impressive home offers spacious, versatile accommodation arranged over two well-planned floors, perfectly suited to modern family living.

Finished to an outstanding standard throughout, the property boasts high-quality fixtures and fittings, most notably within the contemporary fitted kitchen which seamlessly opens into a comfortable TV lounge, creating a superb sociable hub of the home. The kitchen further leads through to a generously proportioned, purpose-built dining room and an adjoining sun room. This striking extension was recognised as a finalist in the 2014 LABC Building Excellence Awards, a testament to the exceptional craftsmanship, design, and quality of construction.

The ground floor has been thoughtfully remodelled to enhance both space and functionality, now comprising a welcoming entrance hall, study, elegant living room, spacious breakfast kitchen, TV lounge, formal dining room featuring a charming multi-fuel stove, and the impressive sun room overlooking the garden. In addition, there is a cloakroom/W.C. and a highly practical utility room.



To the first floor, the property offers five well-proportioned double bedrooms, two of which benefit from stylish en suite facilities, alongside a large and well-appointed family bathroom. A galleried landing enhances the sense of space and grandeur, while several of the principal rooms enjoy direct access to, or views over, the rear garden.

Externally, the property provides ample off-street parking for multiple vehicles to the front, leading to a double garage with a remote-controlled door and internal access to the house. Combining an enviable location, high specification finish, and thoughtfully designed living space, this truly magnificent home can only be fully appreciated by an early internal inspection.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds and Bradford. Motorway and air networks are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.







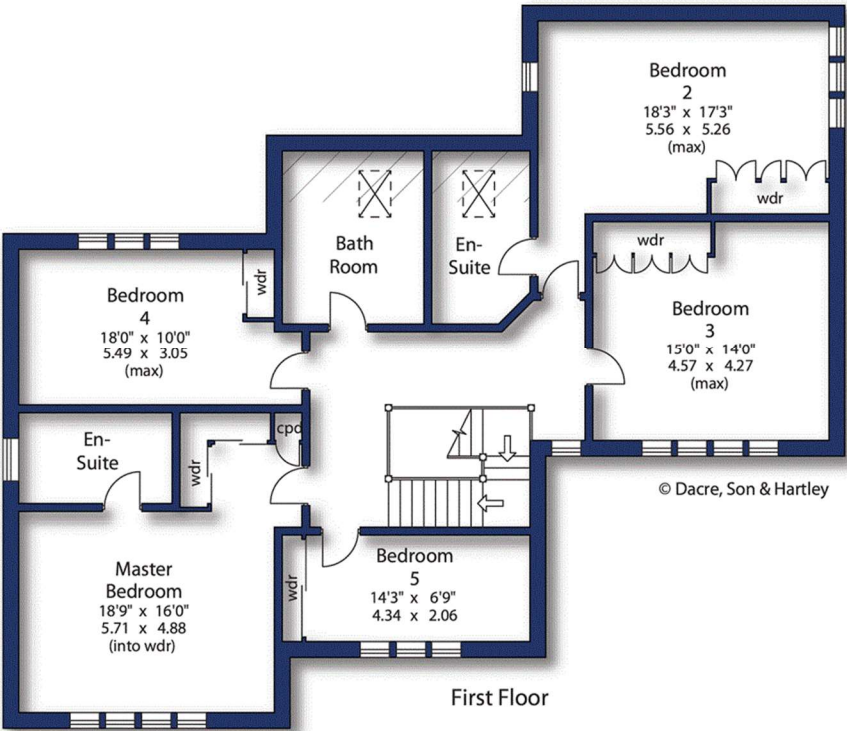
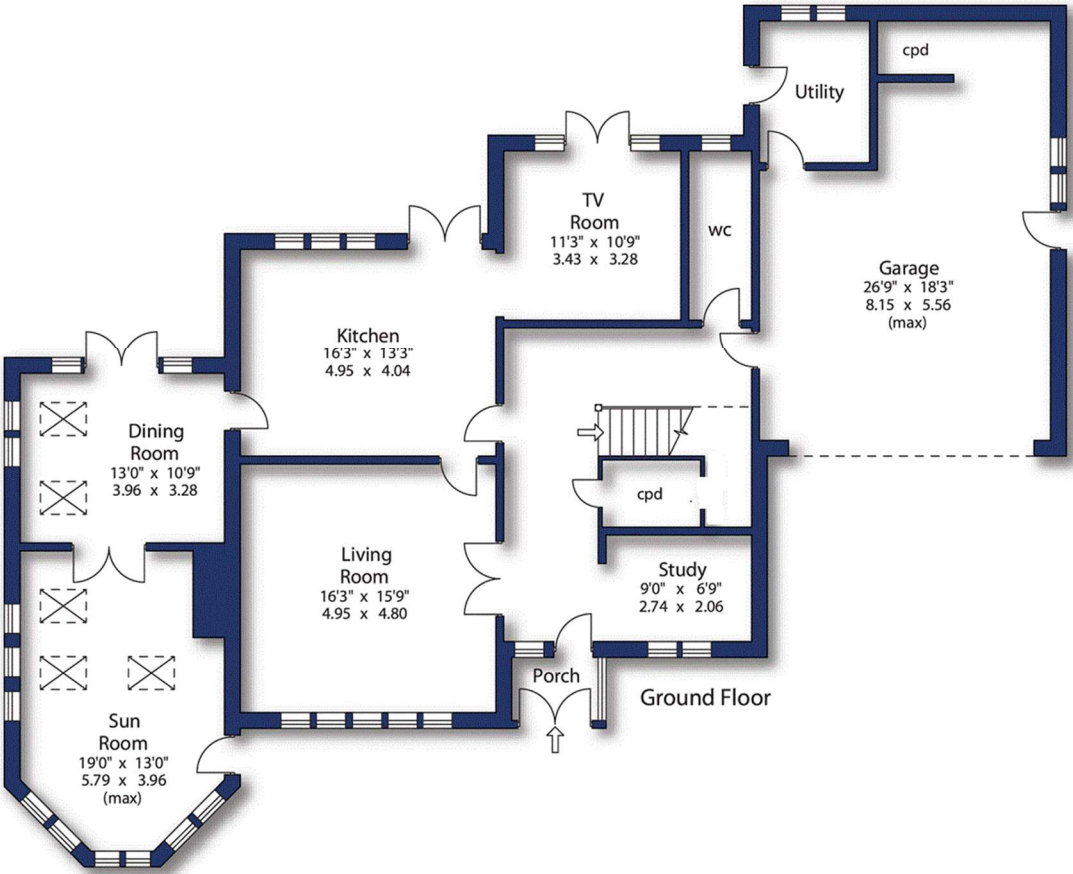








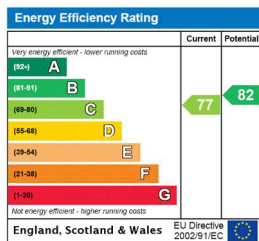
Floorplans



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 baildon@dacres.co.uk


Directions

From the roundabout in the centre of Baildon proceed up Hall Cliffe passing the parish church on your right. At the mini roundabout continue straight ahead into Ladderbanks Lane, the entrance to the property is via a private driveway on the left and can be identified by our Dacre, Son & Hartley 'For Sale' board.

What3Words makes.once.older

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street driveway parking and 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 £34.20 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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