



Harden Hall, Wilsden Road, Harden, Bingley, BD16 1JL

An outstanding and historic Grade two star listed nine-bedroom stone built detached period residence offering extensive family living accommodation standing in beautifully presented private grounds with two stone built detached barns, including land and woodland extending to approximately 11.32 Acres or 4.57 hectares.

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

Guide Price: £1,850,000

Accommodation

- Outstanding Grade Two* period home
- Spacious characterful accommodation
- Nine bedrooms & five reception rooms
- Two stone built detached barns potential for conversion
- Located within a prestigious residential location
- Beautiful, landscaped gardens and woodland
- Land extending to 11.326 Acres 4.57 Hectares
- Of certain interest to those with Equestrian requirements

General Remarks

Harden Hall is a magnificent family home occupying an enviable position within a prestigious residential location enjoying lovely views across the adjoining woodland and valley. A most impressive family property believed to date back to the 17th century and has been sympathetically improved over the years and provides substantial living accommodation. The property retains a whole host of character features which include double chamfered mullioned windows, deep moulded ceiling cornicing, high skirting boards, exposed beams and trusses, Inglenook style fireplace together with the more modern-day convenience of gas heating, and alarm system.

The property will almost certainly appeal to the more discerning purchaser seeking a period home of an individual nature and elegance and the rather deceptive nature of the property offers any would be purchaser versatile and flexible family living which offers its principal accommodation planned over two floors.

The house provides seclusion and privacy and is complemented by superior grounds and is situated in a spectacular setting approached via private electric gateway, sweeping driveway with beautifully presented formal gardens with lawns, flower beds, paved patio, woodland area and many mature trees. Two large stone-built barns having a variety of uses and potential for conversion subject to planning permission Gardens, woodland and land extending to approximately 11.32 acres.



Harden Hall provides a compelling opportunity to acquire a highly desirable lifestyle; one that is centred on the character period house, but which includes an extensive range of traditional barns and outbuildings in order to support the use and enjoyment of the grazing land and paddocks. Irrespective of its bucolic location, the property has a high level of accessibility into the region's business centres, with a metro railway station in Bingley connecting with Leeds, Bradford and Skipton. From Leeds there are frequent connections throughout the day to London Kings Cross, whilst an international airport is just some 10 miles distant.

Nearby Bingley caters for everyday shopping requirements, and offers a broad range of social amenities and sports clubs. The Leeds Liverpool Canal and unspoilt open countryside and moors offer breathtaking views and walks. There is popular local schooling and private schooling for children of all ages is readily accessible. The vibrant Victorian spa town of Ilkley is 10 miles away, a short drive over the moors.













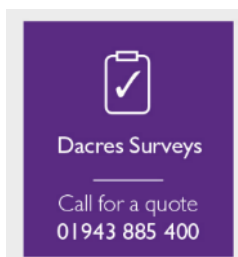


Floorplans





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Directions

Approaching Harden from the direction of Bingley at the mini roundabout turn left into Wilsden Road and continue down the hill. The Hall will be seen on the right hand side.

What3Words - suspect.outsmart.clips

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently H

Tenure, Services & Parking

- Freehold, Private Water supply and other Mains services, parking and outbuildings

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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