Robert Watts

Signature PRESTIGE HOMES

Manor House, 10 Manor Farm Court, East Bierley, Bradford, West Yorkshire, BD4 6PF

Guide Price £825,000 - £850,000

Manor House, 10 Manor Farm Court, East Bierley, Bradford, West Yorkshire, BD4 6PF

An impressive family home with beautiful gardens/paddock and spectacular views.

Occupying an enviable position within an exclusive courtyard development of just five individual stone built homes, this outstanding detached family residence enjoys a wonderful combination of privacy, space and breathtaking countryside views. Set within beautifully landscaped grounds extending to approximately 0.53 acres, including a delightful paddock, the property offers an exceptional lifestyle opportunity in one of the area's most sought-after village locations.

Introduction
Constructed in 1995, the property has been thoughtfully designed featuring attractive natural stone and mullioned windows. Arranged over three spacious floors, the accommodation has been meticulously maintained and significantly enhanced by the current owners, resulting in a home of exceptional quality throughout.

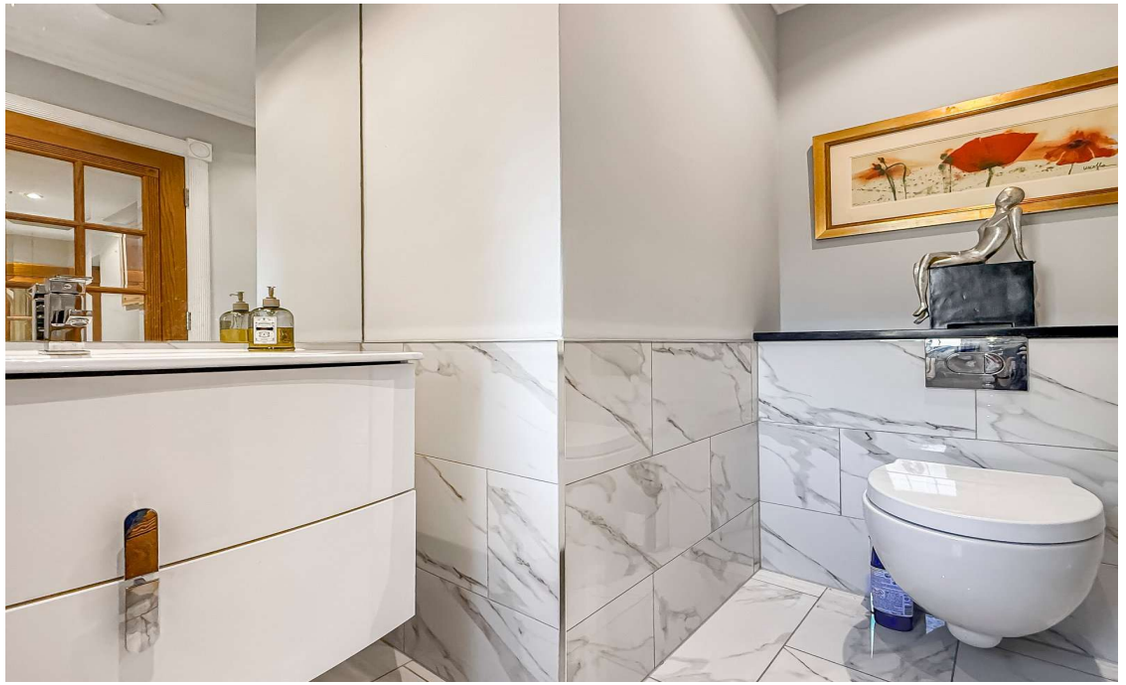
Location
East Bierley is one of the area`s most desirable villages, offering an excellent range of local amenities including a golf club, cricket club and pub. Within easy reach of the M62 motorway network, providing access to Leeds, Bradford, Manchester and beyond.

Ground Floor

Entrance Hall

Lounge 22' x 12' (6.7m x 3.66m)
Complementing the open-plan living space is an elegant principal reception room, providing a more formal setting in which to relax whilst enjoying the peaceful outlook across the grounds. Two dual aspect mullion windows and feature fire place.

Kitchen / Family Room 21' x 20'11" max (6.4m x 6.38m max)
The heart of the property is undoubtedly the magnificent open plan kitchen/family room. Beautifully appointed with a bespoke handcrafted solid oak kitchen, complete with central island/ breakfast bar. This superb living space has been designed for both everyday family life and entertaining on a grand scale. with views across the gardens, creating a wonderful connection between the home and its idyllic surroundings.



Side Entrance Hall Access to the garden and to the integral garage.

Downstairs WC

1st Floor

Master Bedroom 14' x 9' (4.27m x 2.74m)
Built in cupboard

En Suite 12' x 9' (3.66m x 2.74m)

Dressing Room 6' x 5' (1.83m x 1.52m)
Mirrored wardrobes.

Guest Bedroom 2 21' x 11' max (6.4m x 3.35m max)
Fitted wardrobes.

En Suite 11' x 9' (3.35m x 2.74m)

Top Floor

Bedroom 3 28' x 14' (8.53m x 4.27m)
Occupying the entire second floor is a remarkable 28 foot principal suite, creating an impressive self-contained retreat complete with a kitchenette and en-suite. This versatile space is perfectly suited for independent family members, guests or multi-generational living whilst equally lending itself as a superb home office or studio if required. Fitted wardrobes.

En Suite

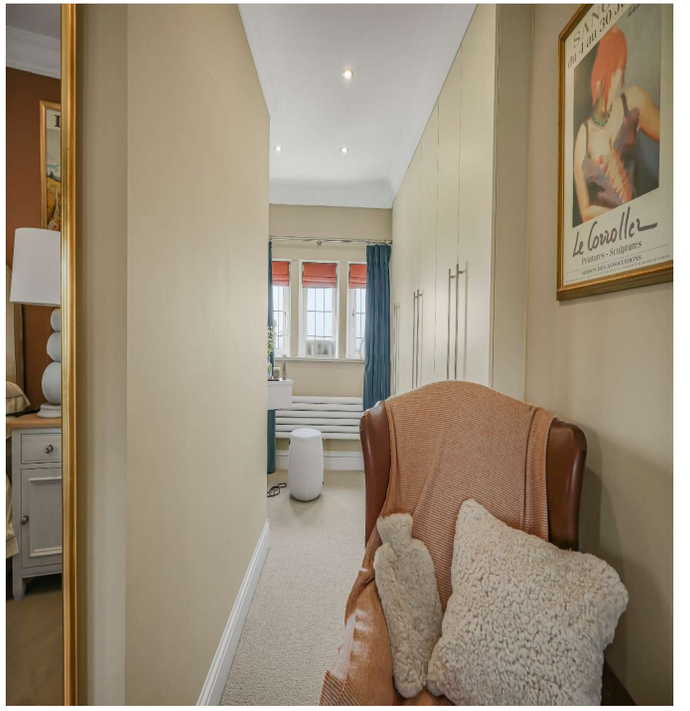
Exterior Externally, the property is simply outstanding. Approached via twin driveways providing generous off-road parking, the property is further enhanced by a integral double garage. The beautifully landscaped gardens have clearly been created with both enjoyment and entertaining in mind, offering a wonderful variety of spaces to appreciate throughout the seasons. Extensive manicured lawns are complemented by colourful planted borders, mature trees, ornamental pond, generous patio terraces and a charming garden room/summer house, providing the perfect setting for outdoor entertaining or peaceful relaxation.

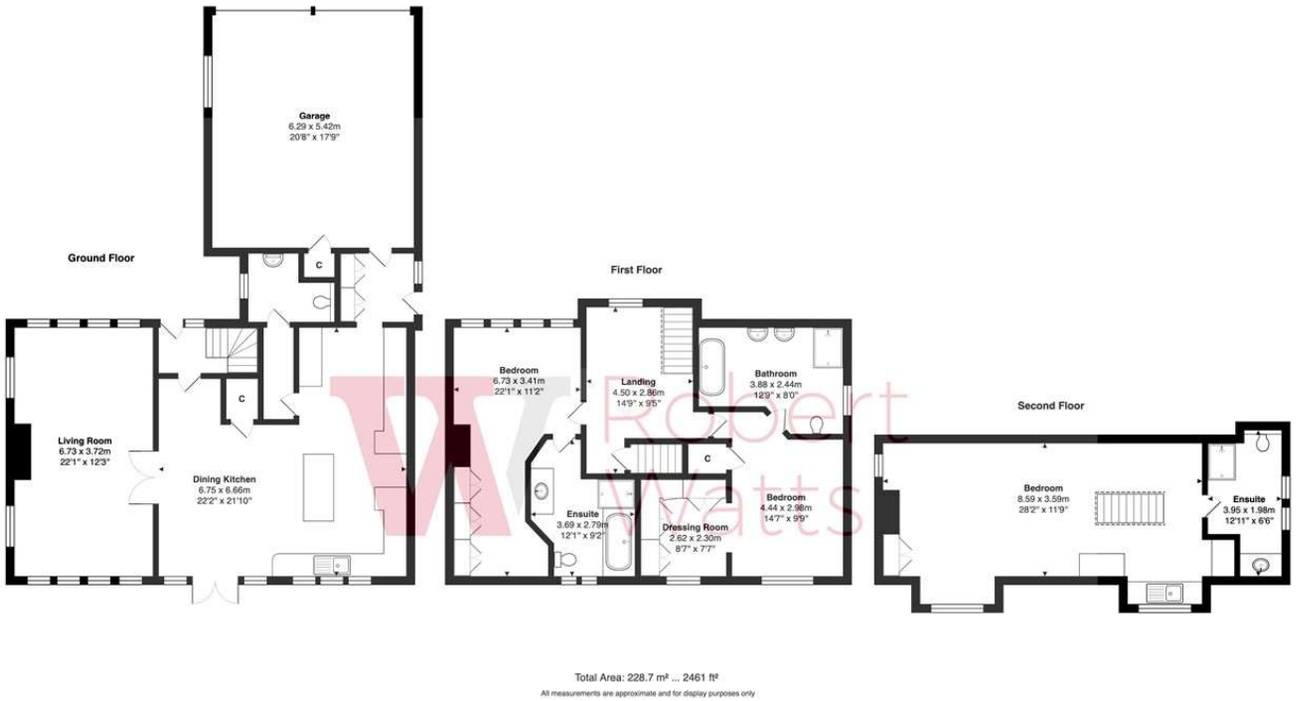
Beyond the formal gardens lies an attractive paddock together with a productive market garden, creating a unique lifestyle opportunity for those seeking a degree of self-sufficiency or simply wishing to enjoy the outdoors.

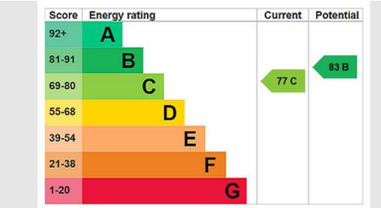
Garage 20' x 17' approx. (6.1m x 5.18m approx.)
Double integral garage with electric doors and good storage to eaves.

Please Note, if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

MPORTANT NOTICE
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.







AGENTS NOTES:
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

Birkenshaw - 704 Bradford Road, Birkenshaw, Bradford BD11 2AE | 01274 689 589 | birkenshaw@robertwatts.co.uk
Cleckheaton - Churchill House, Northgate, Cleckheaton BD19 3HH | 01274 878 878 | cleckheaton@robertwatts.co.uk
Wibsey - 140 High Street, Wibsey, Bradford BD6 1JZ | 01274 601 119 wibsey@robertwatts.co.uk
Five Lane Ends - 21 Highfiled Road, Five Lane Ends, Bradford BD2 2AU | 01274 614 804 | highfield@robertwatts.co.uk
Shelf – 1-3 Carr House Road, Self, Halifax HX3 7QY | 01274 670675 | shelf@robertwatts.co.uk

www.robertwatts.co.uk/signaturehomes

arla propertymark PROTECTED
naea propertymark PROTECTED

Robert Watts