



Moorside Lodge, 14 Moorside View, Wilsden, Bradford, BD15 0FP

**** MOORSIDE LODGE – WILSDEN ****An outstanding five double bedroom, four bathroom executive residence set behind electric gates within substantial private grounds, enjoying uninterrupted field views and a remarkable level of privacy. Moorside Lodge is a statement home – combining scale, specification and lifestyle in a way rarely available within this sought-after village setting. From the moment you arrive, the sense of quality and space is immediate. Extensive off-street parking for six or more vehicles, a garage and dedicated hardstanding for a caravan or camper reflect the generous proportions that continue throughout. Inside, the property offers expansive and versatile living accommodation designed for modern family life and entertaining. The heart of the home is a beautifully appointed bespoke kitchen featuring a statement island, integrated hot tap and quality appliances, flowing seamlessly into a relaxed family seating area. Underfloor heating runs throughout the ground floor, enhancing comfort and luxury. A formal lounge provides an elegant reception space, while a substantial home office, separate utility room and guest cloakroom add practicality to the impressive layout. To the first floor are five genuine double bedrooms. The principal suite is particularly impressive, boasting a walk-through dressing area and a luxurious en-suite. A second bedroom also benefits from en-suite facilities, complemented by a stylish house bathroom. A large boarded loft provides extensive additional storage. Externally, the property truly excels. The landscaped grounds incorporate generous lawns, patio entertaining areas and private woodland, creating a peaceful semi-rural atmosphere. The detached bar/gym building offers an exceptional lifestyle feature – ideal for entertaining, leisure or working from home.

£825,000

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ENTRANCE FOYER

Large entrance foyer with solid oak glass panelled door leading through into entrance hallway

HALLWAY

A bright and inviting area with reception rooms off and open stairs to the first flooring with glass balustrade

FORMAL SITTING ROOM 19'2" x 12'4" (5.84m x 3.76m)

Lovely room with dual aspect windows to front and side elevation allowing plenty of natural light. Plush carpets and fire surround

OFFICE 12'3" x 8'2" (3.73m x 2.5m)

Good size office space to the front elevation

KITCHEN/DINING/FAMILY ROOM 26'1" x 24'7" (7.95m x 7.5m)

The real 'heart of the home'. This room cannot fail to impress. Bespoke kitchen with all the quality finishes you would expect. Wall and base units to included display cabinets with down lighting. All integrated appliance, to the highest spec, which include double eye level oven plus microwave, hob and extractor, fridge and freezer, wine cooler just to name a few. The central island/breakfast bar is ideal for informal entertaining plus space for formal dining. The room opens to a pleasant seating area with Velux window and Bi-folding doors allowing the outlook to the open fields to be enjoyed

UTILITY AREA 12'3" x 5'2" (3.73m x 1.57m)

Following through from the kitchen with plenty of work surface, sink and drainer, plumbing for washer and space for dryer. Door leading out the rear

INNER HALL

Large under stair store. Access to the integral garage and guest cloakroom

GUEST CLOAKROOM

Vanity style sink and W.C

INTEGRAL GARAGE 20'3" x 12'3" (6.17m x 3.73m)

Potential for conversion should one wish. Large space with ceiling height, power and light

FIRST FLOOR

Large galleried landing with glass balustrade and loft access

LOFT

Accessed via pull down ladder. This large space have a vast amount of potential if additional living space is required. Power and light. Majority boarded

PRINCIPLE BEDROOM 16'6" x 12'3" (5.03m x 3.73m)

Stunning room with Juliette balcony overlooking the far reaching views and rolling fields. Walk in dressing room and en-suite facilities

WALK IN DRESSING ROOM 8'3" x 5'7" (2.51m x 1.7m)

EN-SUITE BATHROOM

Impressive FOUR piece en-suite with panelled bath, corner shower cubicle, vanity sink and w/c. Built in speakers and tv entertainment system

MASTER BEDROOM 16'8" x 13'3" (5.08m x 4.04m)

Again, enjoying the pleasant outlook with en-suite facilities

EN-SUITE BATHROOM

Three piece bathroom, finished in white with shower over bath, vanity style sink and W.C

BEDROOM THREE 13'4" x 11'11" (4.06m x 3.63m)

BEDROOM FOUR 12'4" x 12'2" (3.76m x 3.7m)

BEDROOM FIVE 15'3" x 9' (4.65m x 2.74m)

Currently utilised as additional dressing area

HOUSE BATHROOM

Four piece main house bathroom with vanity sink, panelled bath, corner shower and W.C

OUTSIDE Sat on the most enviable plot within the development. Secure electric double gated access with intercom opens to invite you to the substantial grounds. An abundance off tarmac parking and drive to the front of the property with rocky garden housing water feature and lawned areas that envelope the property. Hard standing area idea for caravans/camper. Quality Indian stone patios are seen in various areas which allow the views to be enjoyed along with large pagoda, ideal for the summer BBQ's. Moving further down the garden the large summerhouse is a fantastic 'lads pad' which is fully insulated with separate electric supply. Additional decking to the side to enjoy the view

WOODLAND

The property is enhanced further with a Woodland area. Wildlife can be enjoyed and allows the property privacy.

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.





Total Area: 256.5 m² ... 2761 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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