



ASPEN HOUSE, GREENHILL LANE, BINGLEY, BD16 4AY

Bingley town centre – ½ a mile
Bradford – 7 miles
Leeds – 17 miles
M62 – 9 miles

Aspen House is a substantial executive home occupying a secluded and elevated position on the northern fringe of Bingley. Over recent years the property has been extended and significantly improved to form a truly spectacular family home within this idyllic setting. The flexible accommodation, with the benefit of control 4 system, is arranged over three levels and an internal inspection is essential to fully appreciate this beautifully presented property. Bingley town centre is within easy reach offering an extensive range of facilities including a railway station giving ready access to Leeds, Bradford, and Skipton. Bingley Grammar School, Crossflatts Primary School and Lady Lane Park School are all within easy reach together with pleasant walks along the nearby canal towpath and surrounding countryside. Leeds and Bradford are within daily commuting distance together with the fashionable town of Ilkley some 8 miles away.

The ground floor is approached under a pillared entrance veranda into a reception hall with tiled floor, turned staircase with store cupboard below, fitted hanging area for cloaks and there is a large guest cloakroom with vanity unit, WC, and limestone flooring. There is internal access into the double garage, currently used as a games/entertainment room, with extensive storage cupboards and limestone tiled floor. A hall and landing leads into an impressive well-proportioned sitting room with high vaulted ceiling, feature Yorkshire stone polished fireplace with remote controlled gas fire, and bay windows.

A central galleried landing gives access to a fabulous and luxuriously refitted living/dining kitchen including a comprehensive range of bespoke units and central island with custom porcelain preparation surfaces, high quality range of integrated appliances and larder cupboard.

A STUNNING RECENTLY EXTENDED AND BEAUTIFULLY PRESENTED STONE BUILT DETACHED FAMILY RESIDENCE, SET IN WELL TENDED LANDSCAPED FORMAL PRIVATE GARDENS OF OVER ½ AN ACRE, INCLUDING A SEPARATE STUDIO/HOME OFFICE AND AN AREA OF ESTABLISHED WOODLAND IN AN ELEVATED POSITION ON THE FRINGE OF BINGLEY.



The sitting and dining areas benefit from a seven-section folding glazed window fully opening out onto the extensive sun terrace overlooking the rear garden. There is also a fitted walk-in pantry and separate utility room. Leading off the kitchen is a cinema room which in turn leads through into a home office with bespoke fitted book shelving and a tilt French door/window opening into the garden all with underfloor heating. Also on this level is a guest bedroom with an en suite shower room.

On the first floor another galleried landing leads initially to the principal bedroom with luxury en suite bath/shower room and dressing area leading through into a fitted dressing room/bedroom five. There is then a further bedroom suite with private shower room, a fourth double bedroom and a luxury house bath/shower room.

Outside, the property is approached through a five-bar entrance gate and hand gate into an extensive brick paved forecourt providing ample private parking. A feature of Aspen House are the extensive enclosed and completely private landscaped gardens which are principally lawned and feature an extensive paved terrace/entertaining area, superb bespoke studio/office/gym, annexe with glazed fully opening bifold doors overlooking the garden, lovely, covered loggia area and log store to the rear. At a lower level is a firepit, barbecue area and golf putting green. The grounds enjoy lovely long-distance views across the valley to the west and benefit from a mature woodland backdrop, an area of which is owned by the property.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

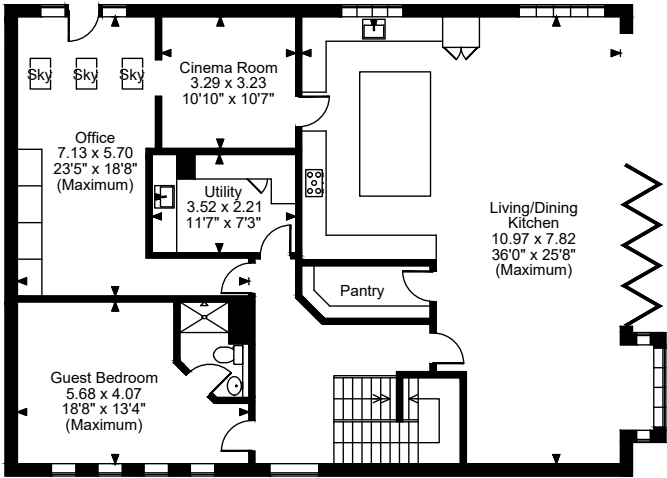
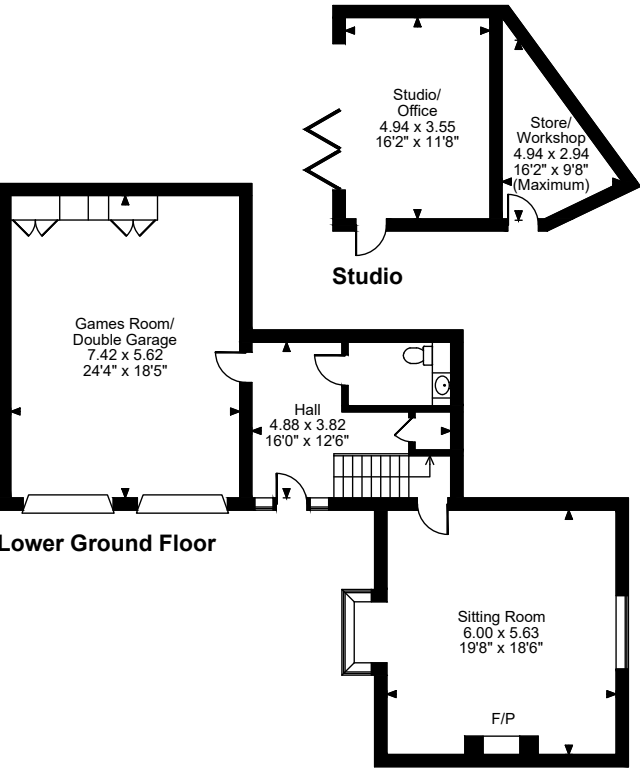
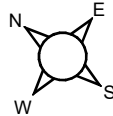
Viewings: Strictly by prior appointment through the selling agent – Carter Jonas 01423 523423.

Directions - BD16 4AY: Leaving the centre of Bingley at the traffic lights on the A650, proceed northeast towards Elwick along Park Road. Continue up the hill for approximately $\frac{1}{4}$ of a mile and turn left into Lady Lane and after a further $\frac{1}{4}$ of a mile bear left down Greenhill Lane. Proceed down the hill and after the sharp left-hand bend turn left into Woodside Private Road which leads up to the property.

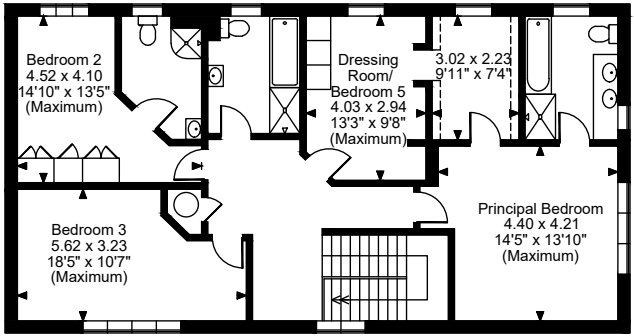




Aspen House, Greenhill Lane, Bingley
Approximate Gross Internal Area
House = 3,463 sq ft / 322 sq m
Double Garage = 449 sq ft / 42 sq m
Studio/Workshop = 288 sq ft / 27 sq m
Total = 4,200 sq ft / 390 sq m



Ground Floor



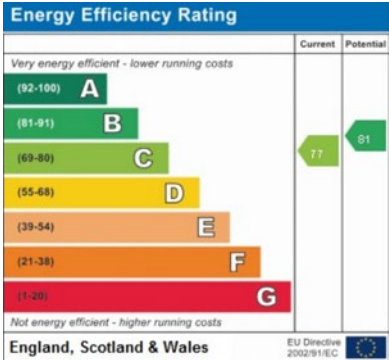
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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