



2 Faweather Grange, Sconce Lane, High Eldwick, Bingley, BD16 3BL

Faweather Grange is a wonderful Grade Two listed detached bungalow which has been tastefully extended in recent years to offer a superb, spacious much-loved home, boasting a gorgeous cottage style garden, additional side garden, and a glorious rural setting. Steeped in history, this fabulous property is being offered for sale with no-onward chain, and an early viewing is strongly encouraged to fully appreciate everything that it has to offer.

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

Guide Price: £550,000

Key Features

- Period detached bungalow
- Grade Two Listed
- Boasting a stunning rural setting
- Featuring generous gardens
- Beautiful cottage style rear garden
- Enjoying wonderful scenic views
- Offering two double bedrooms
- Private parking & garage
- No-onward chain

General Remarks

Faweather Grange is a stunning detached period bungalow which boasts an enviable rural setting, fabulous gardens and recently modernised living accommodation. Offered for sale with no-onward chain, an early viewing of this one-of-a-kind home is strongly recommended.

The spacious living accommodation briefly comprises, entrance hallway with spacious inner corridor access, generous master bedroom boasting fine cottage garden views and a private en-suite bathroom. There is a second double bedroom with built in wardrobes, a useful utility/shower wet room. A fabulous formal lounge with feature fireplace, and exposed stone walling, a lovely, fitted kitchen with attractive wall and base units, and enclosed side patio garden access.

Externally Faweather Grange boasts private driveway parking, a good-sized garage and additional side garden parking if required.



There is a lovely patio seating area on the kitchen side of the property, and a generous additional garden plot on the garage side which could be used for a variety of purposes.

To the rear of the property a beautiful, landscaped lawn and patio cottage style garden can be found which boasts complementary colourful borders leafy trees and hedgerow and makes for a wonderful relaxation and entertaining space.

There is an option to purchase by separate negotiation an additional part of the field to the rear.

The property is delightfully situated within a highly sought after High Eldwick location and boasts a wonderful rural setting and tremendous views. The property is conveniently situated between the Market town of Bingley and the village of Baildon and is also easily accessible to the famous Spa town Ilkley. Both towns offer its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools and superb commuter links to the immediate local area including Menston and Guiseley as well as a train service which commutes daily to the cities of Leeds and Bradford.







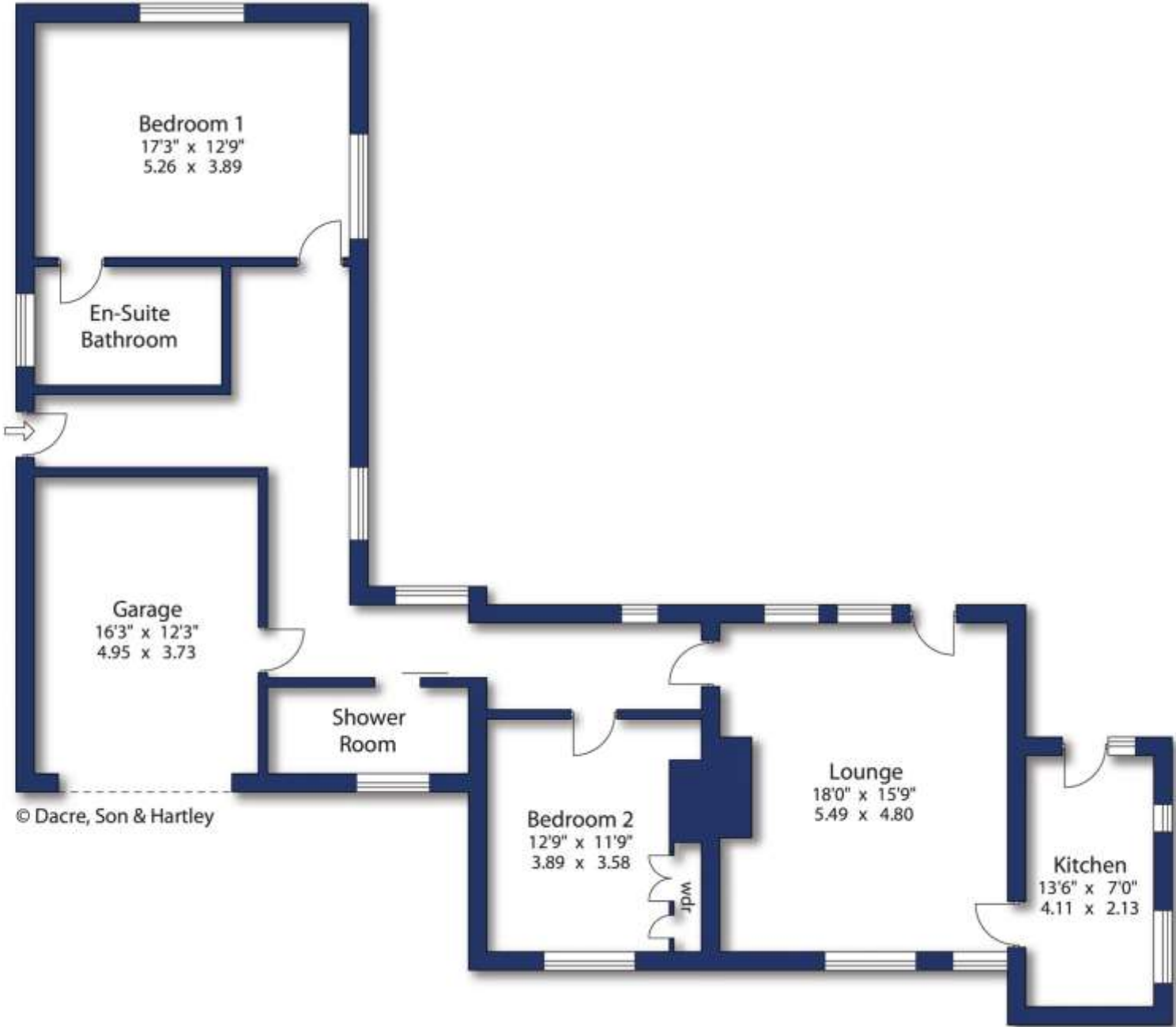








Floorplans



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Directions

The property can be accessed via both Bingley and Baildon. The main access route is from the Baildon side which is accessed via a tarmac lane which leads directly to the property.

From the Baildon side- from the roundabout in the centre of Baildon proceed up Northgate, continue over the cattle grid and up and then down the hill which is Potter Brow Road before taking a left onto Sconce Lane. Follow the road up for about half a mile, then property is on the right hand side and can be easily identified by our For Sale Board.

From the Bingley side- from Dick Hudson's public house heading towards Menston continue along Otley Road for about 3/4 mile. Take a right turn into Sconce Lane and continue down Sconce Lane for about 400 yards bearing right up a short rise. At the T junction turn left and continue 400 yards down the un-made road past some properties on the right. Veer right at the end of these where the property will be seen on the left hand side and can be identified by our For Sale board.

What3Words polite.shall.focus

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Shared Septic Tank/ LPG Gas/ Mains Electric/ Mains Water
- Driveway Parking & 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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

We have been informed of the following information.

1. The recently installed shared septic tank is located in the field to the rear, with maintenance access located through the gate of the side garden.
2. The property is Grade 2 listed
3. There is an option to purchase by separate negotiation an additional part of the field to the rear.
4. The large tree in the side garden has a tree preservation order.

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.

Dacres Ref: BAI260115

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