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Old Hall Barn, Church Lane, Esholt, West Yorkshire, BD17 7RA

NO ONWARD CHAIN - A stunning Grade II Listed barn conversion in the heart of Esholt, blending period charm with modern style. Features include three double bedrooms with en suites, a striking open plan living/kitchen/dining space, mezzanine level, gated parking, landscaped gardens, and a detached garden room/annex.

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Guide Price: £675,000



General Remarks

This truly stunning Grade II Listed barn conversion is beautifully situated in the heart of the picturesque and historic village of Esholt. Thoughtfully and tastefully converted, this exceptional home seamlessly blends rich period character with contemporary design and high-spec finishes, creating a unique and luxurious living environment.

The property is arranged with the bedroom accommodation located on the ground floor and the main living spaces positioned on the first floor to take full advantage of the barn's impressive proportions and natural light.

On entering the home, you are welcomed into a spacious entrance hallway, where a striking central glass and timber staircase acts as a focal point and highlights the quality and style found throughout. The ground floor offers three generous double bedrooms, each with its own luxuriously appointed en suite bathroom and fitted wardrobes, providing privacy and comfort for residents and guests alike.

Throughout the property, there is an abundance of original character features, including exposed beams, trusses, stonework, and even butcher's hooks, all carefully retained and celebrated within the design to honour the building's agricultural heritage.

On the first floor, the breathtaking open plan living, kitchen, and dining area is a true centrepiece. With soaring ceilings, exposed timberwork, and full-height glazing, the space feels both grand and inviting. The contemporary kitchen is fitted with high-quality integrated appliances, a generous island with breakfast bar, and ample storage, all flowing effortlessly into the main living and entertaining space. A versatile mezzanine level overlooks this area and provides a perfect space for a study, reading nook, or additional lounge area.

Externally, the garden has been thoughtfully landscaped for low maintenance, offering a private and stylish outdoor setting with multiple seating terraces, attractive planting, and a bespoke fire pit seating area, ideal for evening entertaining and year-round enjoyment. A charming, cobbled courtyard provides secure off-street parking for two vehicles, accessed via remote-controlled electric gates. The courtyard is owned by the barn, although two neighbouring properties retain a right of access over the courtyard to park vehicles in dedicated spaces, a detail to be noted.

A particular highlight is the detached garden room/annex, offering outstanding flexibility for guests, home working, or extended family. This self-contained space includes a bedroom or office, a comfortable living area with a wood-burning stove, an open-plan kitchen, a utility room, and a useful storage room - all finished to a high standard and complementing the main home.

Located in the heart of Esholt conservation area, a sought-after village renowned for its scenic charm and welcoming community, this unique property offers a rare blend of heritage, architectural elegance, and modern comfort, all within easy reach of surrounding towns and excellent transport links.













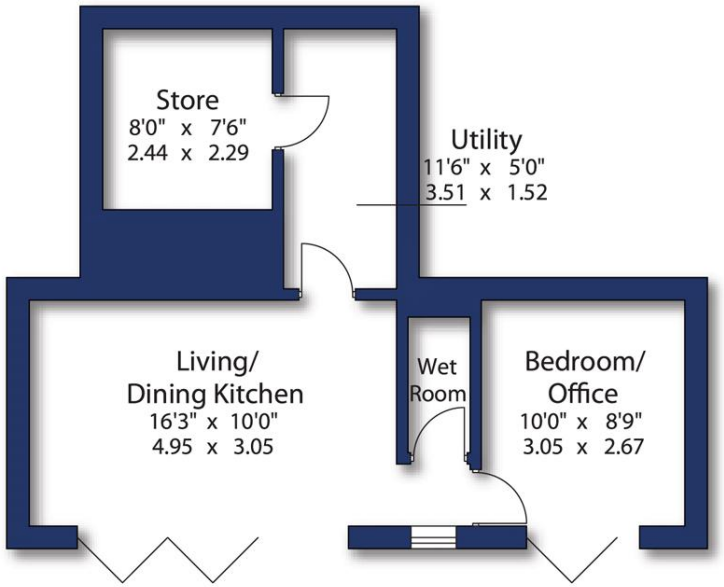




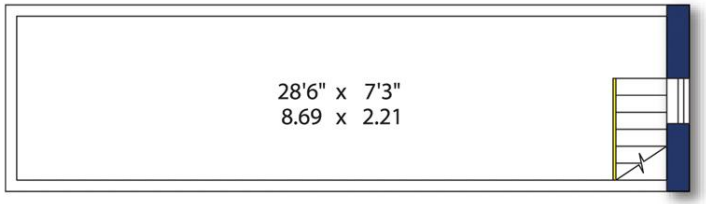




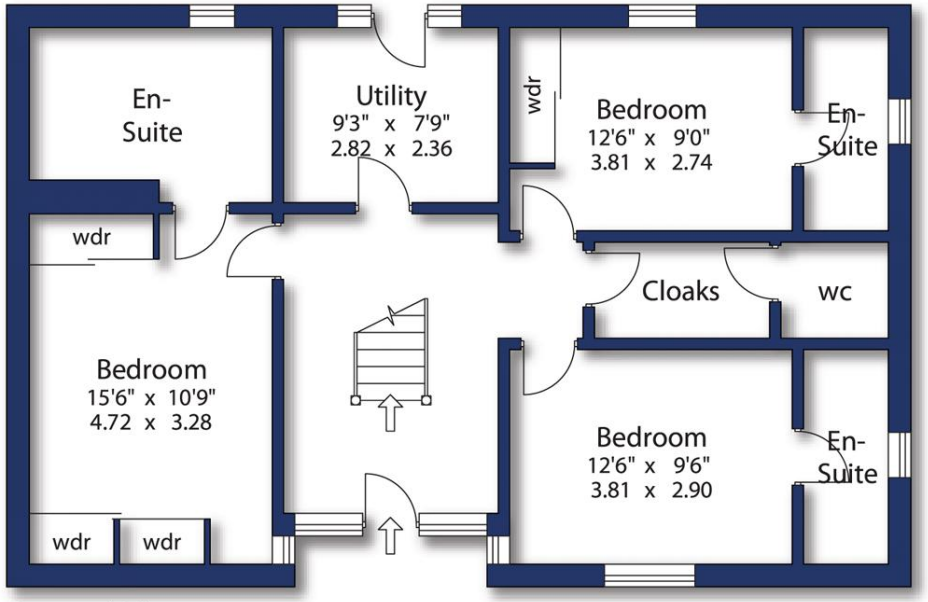
Floorplans



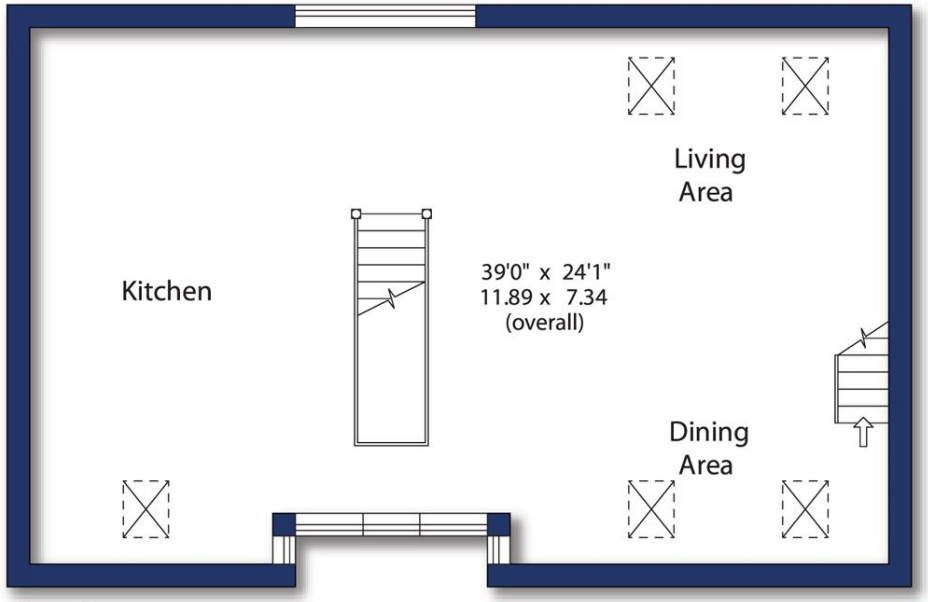
Garden Annex



Mezzanine



Ground Floor

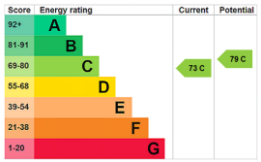


First Floor

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Dacres Surveys
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01943 885 400

Contact us
01274 532323
baildon@dacres.co.uk

Directions

From the roundabout in the centre of Baildon proceed down Browgate, at Threshfield crossroads turn left into Station Road, continue along Station Road until you meet the junction with Otley Road (A6038) turn left onto Otley Road, continue up Otley Road which then becomes Hollins Hill, go through the traffic lights and turn immediate right onto Station Road, follow Station Road and just after the bend to the right, take the left-hand turn onto Church Lane. The property can be found on the right-hand side towards the bottom.

What3Words bottom.vanish.ending

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Two off-street parking spaces

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 £26.10 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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