



Moor View
HAWKSWORTH



Moor View
HAWKSWORTH



Moor View, a charming family home nestled in a generous plot, offers a unique blend of character and potential. Its prime location, overlooking Baildon Moor, is a rare find. Its most captivating aspect is its untapped potential, making it a perfect canvas for your dream home. If you have thought of building your own Grand Design, Moor View could be for you with having plenty of options to suit your needs, budget and design dreams.

“The view changes with the seasons, from the bright purple heather to the golden tones of autumn.”

WELCOME...

There are currently three design options: full planning permission for a 3-metre deep full-width rear extension; permitted development for an 8-metre deep full-width extension to create an extra bedroom and living accommodation; or, a more modest permitted development for a side extension and detached garden room.

As you make your way along the quiet country lanes, Moor View is elevated above the road and sheltered behind trees and hedges, almost entirely hidden from view. Turn into the large drive, where you can comfortably park many vehicles, and you will get your first peek of the property.

Built from stone in the 1870s, Moor View is a single-storey house with bags of character and charm. It is also perfectly positioned to take in the magnificent views across the moors.

The entrance vestibule leads you into the rest of the home.





HEART OF THE HOME...

Built from stone in the 1870s, Moor View is a single-storey house with bags of character and charm. It is also perfectly positioned to take in the magnificent views across the moors.

The entrance vestibule leads you into the rest of the home.

Recently renovated by the current owners, the kitchen living room is where the family spends most of their time. Contemporary dark grey, matte finish kitchen cabinets are fitted to one end of the room with contrasting black handles. There is an integrated dishwasher, fridge freezer and oven with a hob above. The rest of the room is open-plan, with space for a family dining table and a comfortable seating area. French doors lead out to the front of the property, where there is a seating area, and you can enjoy the open views.

PRACTICAL SPACES...

The old part at the rear of the property, earmarked for demolition in the plans, is home to the old kitchen which has been repurposed into a large utility room, along with the bathroom and boiler room. At present, the utility has useful kitchen units, a sink, and space for a fridge freezer. The bathroom has a bath with a shower, wash hand basin, and WC. A door leads out to the rear gardens.

BEDROOMS...

The principal bedroom is located at the far end of the home, with a window that looks out to the front with views of the moor. The second and third bedrooms are oriented to the rear, with windows that overlook the rear gardens.





OUTSIDE...

The property sits in the centre of a large plot, surrounded by lawns and sheltered by trees and hedges.

Tucked away at the top of the plot is a garden room, currently used as a home office, with glazing at the front so you can take in the view while working.

“The kids have loved playing freely in the gardens and the hill is great for sledging!”



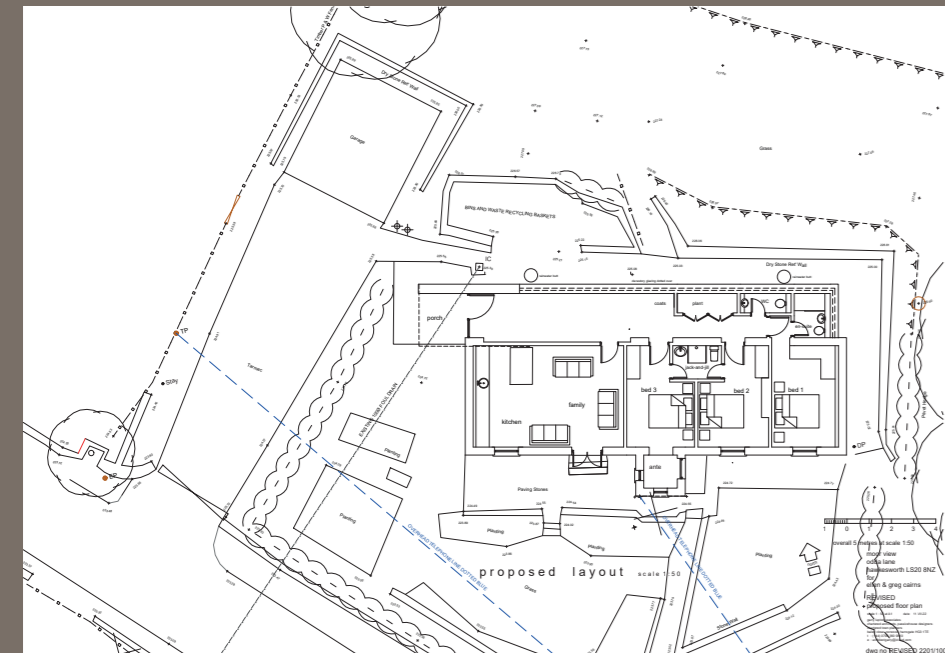
THE PLANS...

The potential of MoorView is boundless with the final design yours to shape. Whether you envision a sleek modern aesthetic or a timeless country charm, the choice is yours. MoorView is not just a property, it's a canvas for your dream home where the only limit is your own imagination.

Currently there are three options for conversion:

Option 1

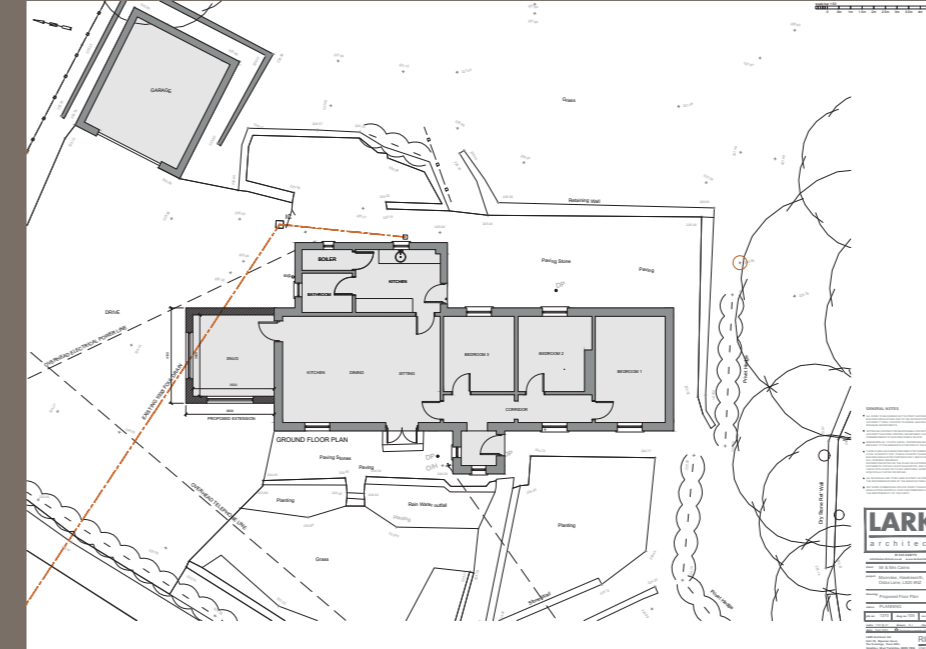
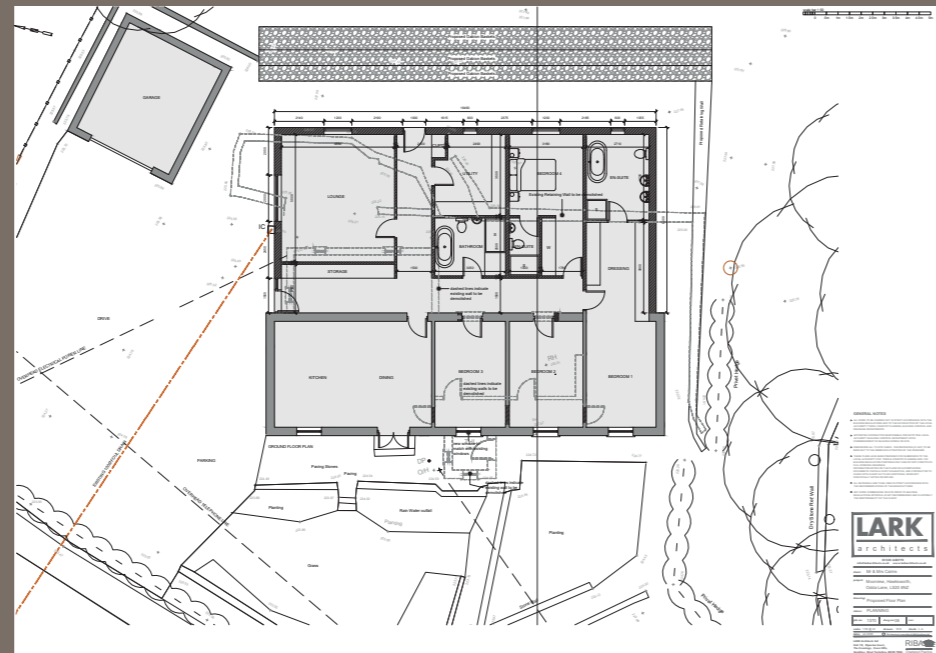
Full planning permission (ref. 22/03039/FU) was granted on 4 July 2022 for the demolition of the old kitchen and bathroom and replacement with a 3-metre deep extension across the entire width of the rear of the house. This will create a large hallway with storage at the rear. The bedrooms will all have those fantastic views out to the front, and the principal bedroom will have an en-suite bathroom. The second and third bedrooms will share a Jack and Jill style en-suite.



Option 2

For those who dream bigger, there is a householder permitted development determination (ref. 23/05034/DHH) in September 2023 for a significant 8-metre deep build which will turn this home into an impressive 4 bedroom masterpiece, more than doubling the current footprint.

The existing bedrooms 2 and 3 will be extended into the current hallway to the front, so they take in those stunning views. The principal bedroom will stretch from front to back, with a dressing room and en-suite bathroom, making this an impressive suite. An additional en-suite bedroom, family bathroom, living room and utility room will be added.



Option 3

There is also a third option with a certificate of proposed lawful use of development in November 2023 (ref. 23/05799/CLP) for a side extension and detached garden room. The side extension will create a separate living room with French doors into the garden and a window to the side that together take advantage of the moorland views. The detached garden room will sit elevated in the garden above the house and will create a home office, separate gym with bi-fold doors to enjoy the views and have its own shower room with shower, wash hand basin and WC.





Moor View

HAWKSWORTH

FINER DETAILS

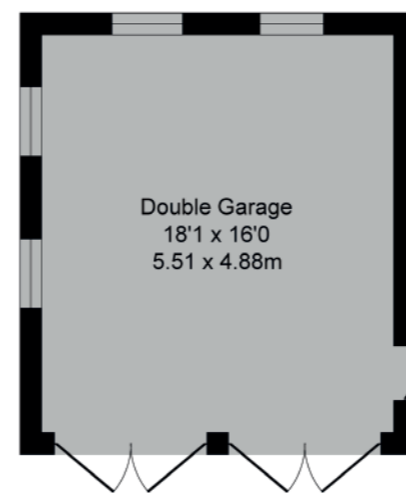
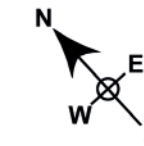
- Detached period bungalow
- Rural setting with stunning views over Baildon Moor
- 3 bedrooms
- Modern kitchen living dining room with French doors into garden
- Opportunity to extend with benefit of granted planning permission or permitted development options
- 1 acre plot with lawned gardens & copse
- Off-street parking & garage
- Garden room perfect for home office
- All mains services, except for liquid petroleum gas supply for heating



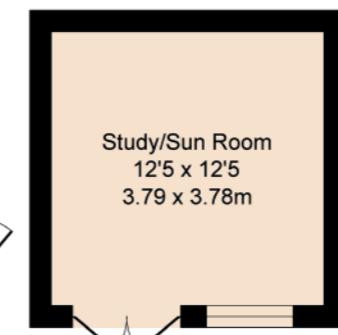
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
101-154: A		
81-100: B		
61-80: C		
41-60: D		65
21-40: E		
1-20: F	31	
1-20: G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total Approx. Floor Area 1448 Sq.ft. (134.6 Sq.M.)

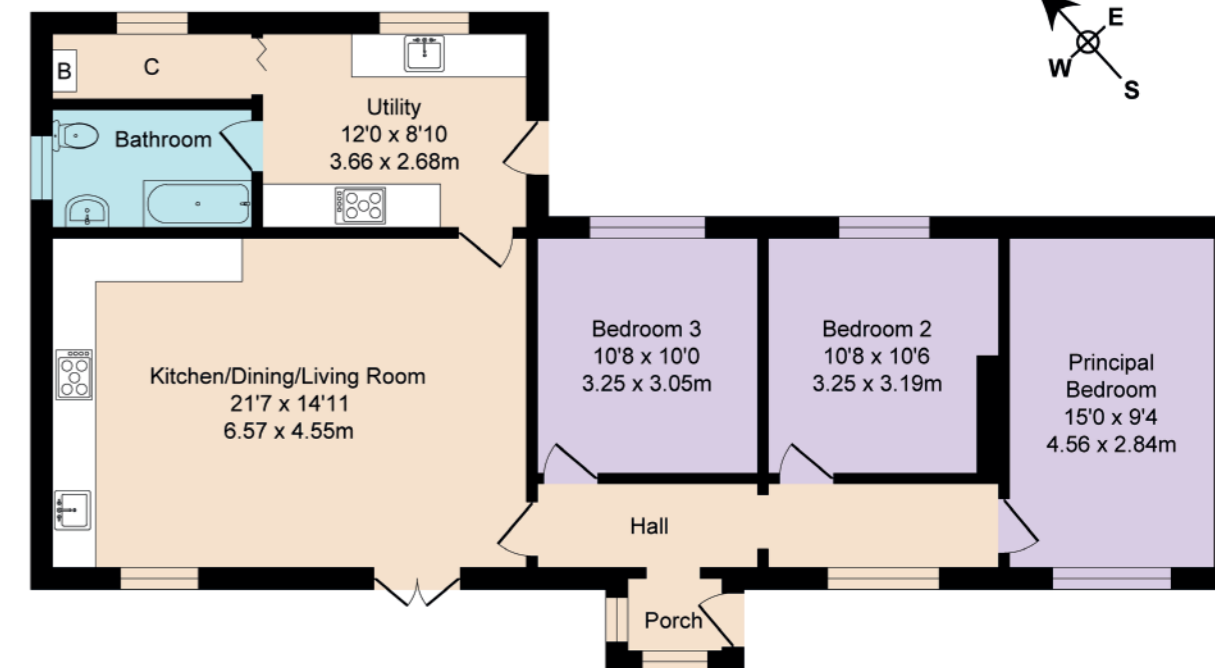
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 288 Sq.Ft (26.8 Sq.M.)



Outbuilding
Approx. Floor Area 154 Sq.Ft (14.3 Sq.M.)



Approx. Floor Area 1006 Sq.Ft (93.5 Sq.M.)



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



TAKEAWAY:

Most deliver and you can get any cuisine - our favourites are Nawabi, Pizza House, Wetherby Whaler & Lotus



MILK:

Nisa Local, Menston (5 min drive)



RESTAURANT:

Cena Bistro or Sancerre in Guiseley; The Dick Hudsons or Cow & Calf for a good pub meal



WALK:

Grounds of High Royds Estate; Baildon Moor; Ilkley Moor; or for a dog walk from home there's a local wood in Hawksworth village



POI:

Saltaire (World Heritage Site); Keighley & Worth Valley Railway steam trains; Roberts Park; Ilkley has lots to see and do



ACTIVE LIFESTYLE:

Nuffield or Boxx Fit in Guiseley. Golf - 18 hole courses at The Bradford Golf Club and Hollins Hall Hotel, Golf & Country Club



CHEMIST:

Cohens Chemist, Menston (5 min drive)



PUB:

The Dick Hudsons, The Hermit Inn, The Cow & Calf, Hawkhill Tavern & Coopers - all great pubs we've been to many times!



LOCAL SCHOOLS:

Primary: Hawksworth CofE (Good); Secondary: St Mary's Menston Academy (Outstanding)



PUBLIC TRANSPORT:

Trains from Menston or Guiseley station to Leeds, Bradford & Ilkley. Buses - regular services from Guiseley to Leeds, Harrogate & Ilkley



Moor View

HAWKSWORTH

Moor View, Odda Lane, Hawksworth, Leeds, LS20 8NZ

presented by



/// WHAT3WORDS: [saga.stirs.minivansd](https://www.what3words.com/saga.stirs.minivansd)

To view Moor View
Call: 01423 225121
WhatsApp: 07398 748511
Email: hello@randmrchild.com