

BAILDON  
RIVINGTON



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Rivington sits gracefully at the head of a prestigious cul-de-sac off West Lane. This magnificent detached residence occupies an enviable, elevated position in Baildon, commanding panoramic south-facing views across the valley. Standing prominently within manicured grounds approaching half an acre, the internal layout unfolds predominantly across one level to offer effortless, sophisticated living.

A large driveway provides ample parking for several vehicles and leads to a detached double garage, while mature hedging wraps around the perimeter to ensure a profound sense of privacy.





## The Heart Of The Home

The true centrepiece of this home is a spectacular open plan living space that feels both grand and incredibly welcoming. This area perfectly balances a high quality kitchen, a formal dining space, and a comfortable lounge where wide bi-folding doors open onto the south-facing decked terrace for seamless indoor-outdoor living.

A striking glazed roof lantern allows natural sunlight to flood the room, while underfloor heating and a log burner provide a deep, inviting warmth.





The kitchen is expertly designed around a substantial quartz topped central island. High end integrated appliances include a Neff double oven, Bosch induction hob and an instant boiling water tap, complemented by an American style fridge freezer.

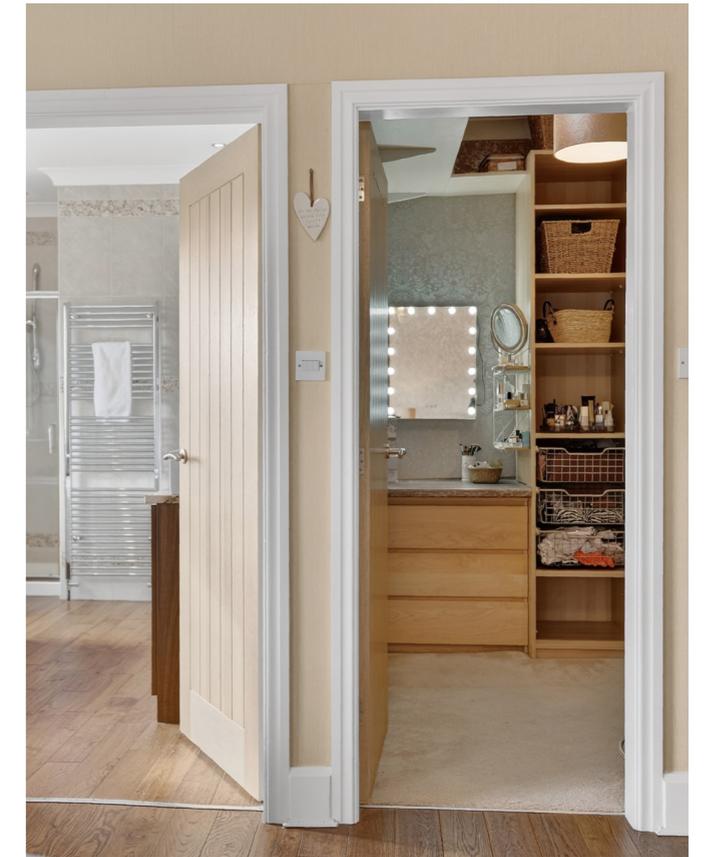
Practicality is kept discreetly out of sight, with hidden pull out cabinetry and a separate utility room providing dedicated space for laundry and extra storage. This clever layout ensures the main living area remains a calm and uncluttered environment.

*“The kitchen is great when we’re entertaining,  
I can cook dinner while still being part of  
the conversation.”*



## Serene Sleeping Quarters

The bedrooms are generously proportioned and meticulously appointed. The principal suite serves as a luxurious private sanctuary, featuring a dedicated dressing room and a large en-suite with a bath, separate shower and a practical linen cupboard. Oversized windows allow light to cascade across the wooden flooring, framing the leafy outlook.





## Rooms Aplenty

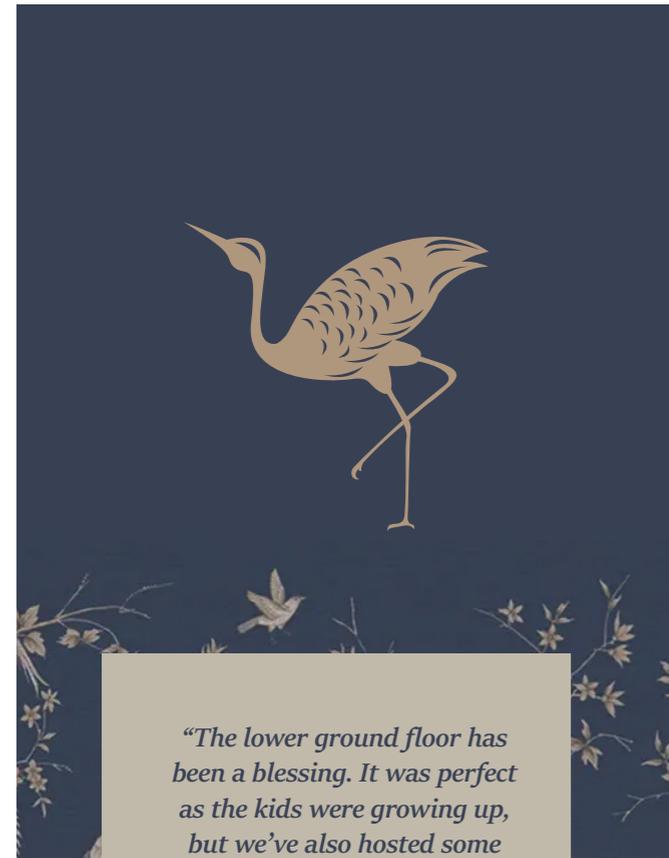
Four additional double bedrooms provide abundant comfort and space for family and overnight guests. Each room feels uniquely restful and tailored for a peaceful night's sleep. Three of the bedrooms feature their own en-suites, ensuring complete privacy and a smooth morning routine for a busy household. A beautifully appointed family bathroom with a bath and separate shower, wash hand basin and WC completes the main floor.





*“The en-suites have been a godsend, it has meant no arguments in the morning over whose turn it is to use the bathroom.”*





*“The lower ground floor has been a blessing. It was perfect as the kids were growing up, but we’ve also hosted some incredible parties down here too.”*

## Versatile Living Spaces

The lower ground floor reveals a wonderfully versatile garden room. This secondary reception space offers a perfect retreat for relaxation, functioning brilliantly as a bright playroom, a quiet reading snug, a space to entertain guests or even a separate annexe. French doors open directly onto the landscaped gardens, creating a natural connection to the outdoors that enhances the feeling of light and space.





*“The lawn has hosted kids’ football matches, party marquees and everything in between, it is easily one of my favourite parts of the home.”*



## Glorious Gardens And Grounds

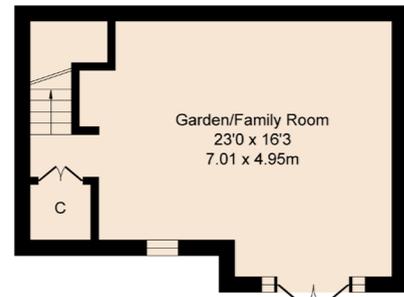
The south-facing garden is an undeniable highlight of Rivington. Rare for such an elevated position, the grounds feature extensive, level lawns that were once a grass tennis court. This provides a perfectly flat and safe expanse for children to play football or for hosting large scale garden events.

Various paved and timber decked patios provide multiple vantage points to soak up the sunshine, while a charming summerhouse offers a cozy spot for al-fresco evenings. Furthermore, the garden benefits from elapsed planning approval for a separate detached four-bedroom home, presenting an exciting opportunity for future development.

# Finer Details

- Open plan living kitchen dining room
- Bi-fold doors onto decked terrace
- Large south facing lawned garden with summer house
- Detached home perfect for multi-generational living
- 5 double bedrooms
- 5 bathrooms (4 en-suites)
- Multi purpose lower ground reception room
- Elevated position with far reaching views
- Detached double garage with large driveway
- Mains services

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

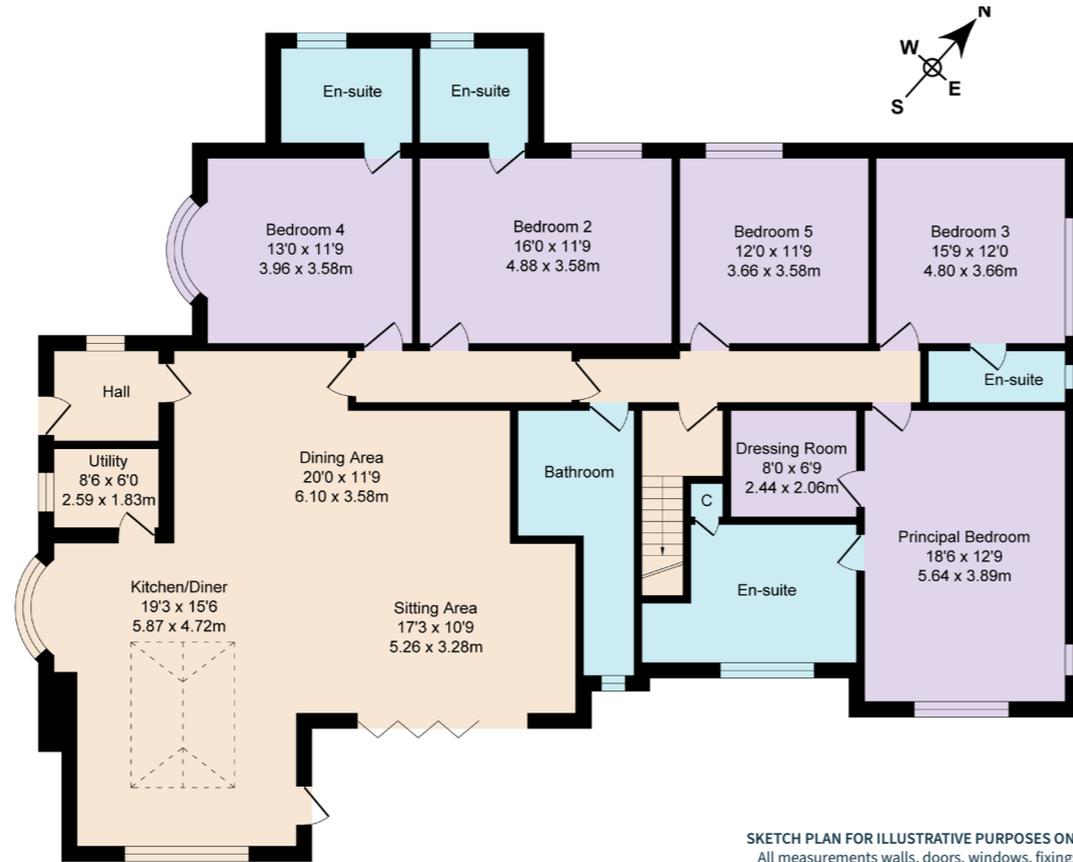


Lower Ground Floor

Approx. Floor Area 342 Sq.Ft (31.8 Sq.M.)

## Rivington

Total Approx. Floor Area 2665 Sq.ft. (247.6 Sq.M.)



Ground Floor

Approx. Floor Area 2323 Sq.Ft (215.8 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fixings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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# Ask the Owners

WHERE DO YOU GO WHEN YOU NEED...



### PLACE TO EAT

The Old White Horse Brasserie (14 min drive) or San Angelo Italian (6 min drive)



### TAKEAWAY

Nawabi Indian (2 min drive or 9 min walk) or China Star (5 min drive)



### GYM

Nuffield Health Shipley Fitness & Wellbeing Gym (6 min drive)



### SCHOOL

Sandal Primary School (7 min walk) Ofsted Good  
Guiseley Secondary School (12 min drive) Ofsted Good



### PUB

The Garden Bar (2 min drive or 5 min walk)



### PUBLIC TRANSPORT

Bus: services run regularly into Guiseley and Bradford/Leeds (25-45 min drive)



### POI

Salts Mill (9 min drive) or Baildon Moor



### MILK

Co-Operative (12 min walk or 3 min drive)

Saltaire Train Station (11 min drive)



### WALK

Baildon Moors (5 min walk to entrance)



### CHEMIST

Browgate Pharmacy (10 min walk)



Rivington, 7 Westcliffe Avenue, Baldon, Shipley, BD17 5AD

/// WHAT3WORDS: ///stages.swear.chat



To view Rivington  
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