



East Bungalow, High Brunthwaite, Silsden, BD20 0NH

Asking Price £400,000

- NO UPPER CHAIN
- SURROUNDED BY MATURE GARDENS TO THREE SIDES
- PRIVATE DRIVEWAY
- PRIVATE & SECLUDED SETTING
- SERVICES: HEAT SOURCE AIR PUMP, ELECTRIC & MAINS WATER
- THREE BEDROOM DETACHED BUNGALOW
- ADJOINING SINGLE GARAGE
- SPECTACULAR COUNTRYSIDE VIEWS
- FANTASTIC OPPORTUNITY TO CREATE A BESPOKE HOME

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A truly exceptional opportunity has arisen to acquire a three-bedroom detached bungalow, beautifully positioned to take full advantage of stunning views across Silsden Reservoir and the surrounding rolling countryside. While the property does require modernisation, it presents a fantastic blank canvas for those looking to create a bespoke home.



Council Tax Band: C



PROPERTY DETAILS

A Rare Opportunity in a Breath-taking Location

A truly exceptional opportunity has arisen to acquire a three-bedroom detached bungalow, beautifully positioned to take full advantage of stunning views across Silsden Reservoir and the surrounding rolling countryside. This unique home is one of just two residential properties tucked away in an incredibly private and secluded setting, offering a rare combination of peace, privacy and convenience—just a short drive from both Silsden and Ilkley town centres.

While the property does require modernisation, it presents a fantastic blank canvas for those looking to create a bespoke home. We understand that the bungalow has been re-wired and benefits from an eco-friendly air source heat pump system for efficient heating.

Access is via a side entrance porch leading into a spacious and welcoming entrance hall. The generously proportioned sitting room features a large picture window that frames the spectacular views, while the adjacent dining area is also flooded with natural light thanks to expansive windows.

The kitchen is of a good size and offers ample potential for redesign. A rear porch provides additional storage and access to a useful cloakroom. There are three well-proportioned bedrooms and a wet room offering practical convenience.

Externally, the home sits within mature gardens to three sides, providing a tranquil outdoor space to relax or entertain. A private driveway leads to an adjoining single garage. The views are simply breath-taking—best appreciated in person, as photographs cannot fully convey their beauty.

Nestled at the top end of Bolton Road, the property is situated down a private lane serving only one other residential home, ensuring a peaceful setting. Silsden, the nearest town, offers a wide range of local amenities including shops, schools, recreational facilities and excellent public transport links. Ilkley, with its vibrant town centre, boutique shops, cafes and railway station, is also just a short drive away.

If you are seeking a distinctive home in a truly special location, with the opportunity to personalise and modernise to your own tastes, this property is an opportunity not to be missed.

ADDITIONAL INFORMATION

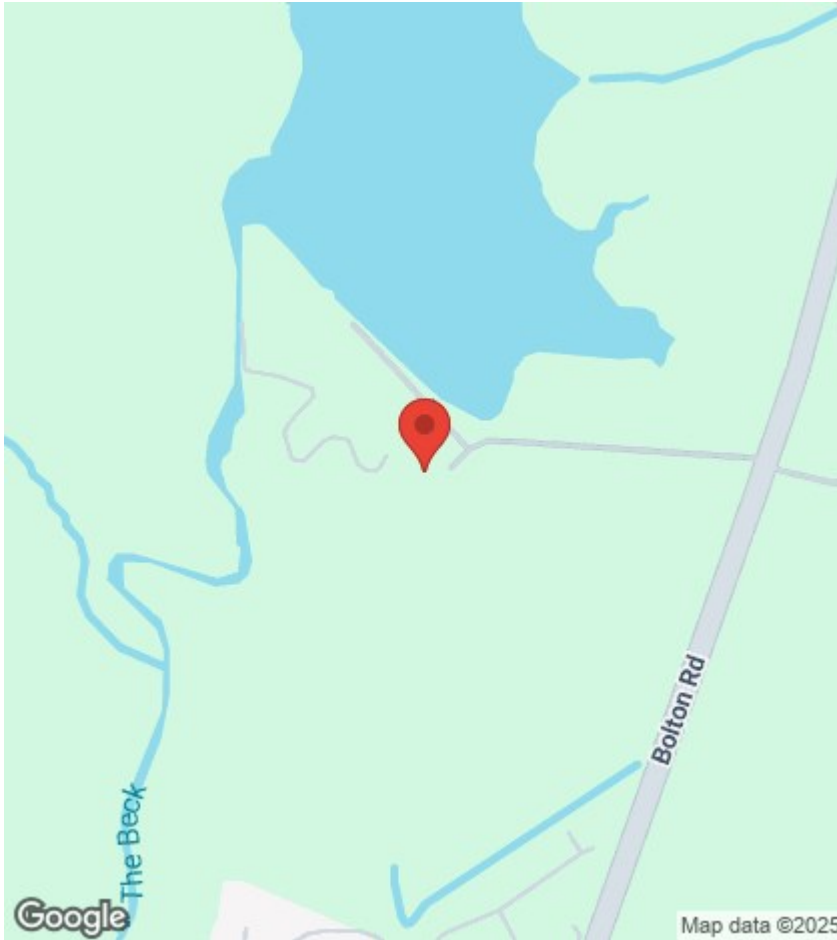
Services include: -

Heat Source Air Pump

Electric

Mains Water

Mains Sewer



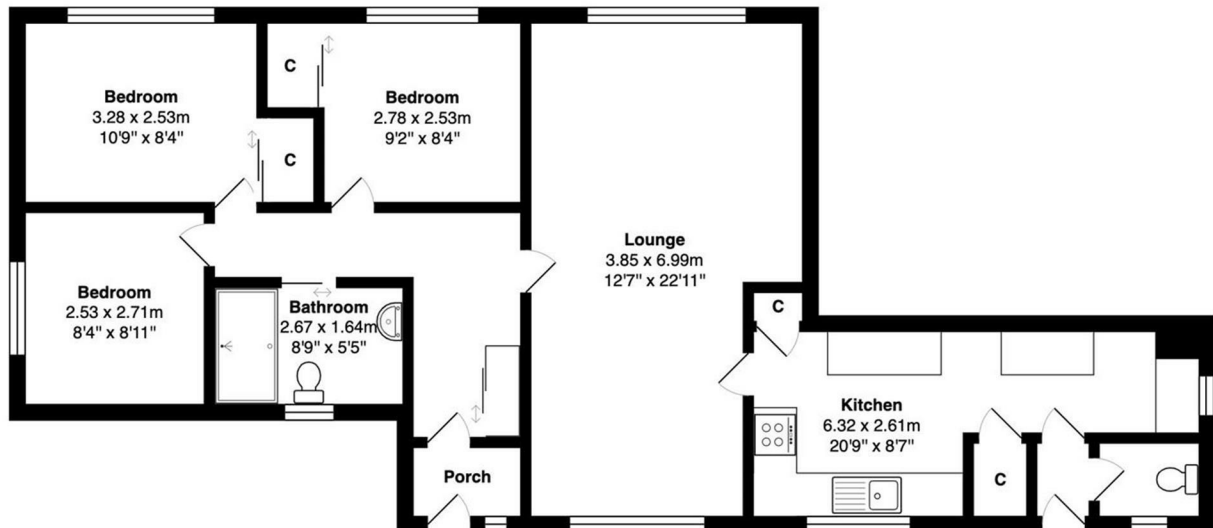
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only