



TENURE

Freehold.

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

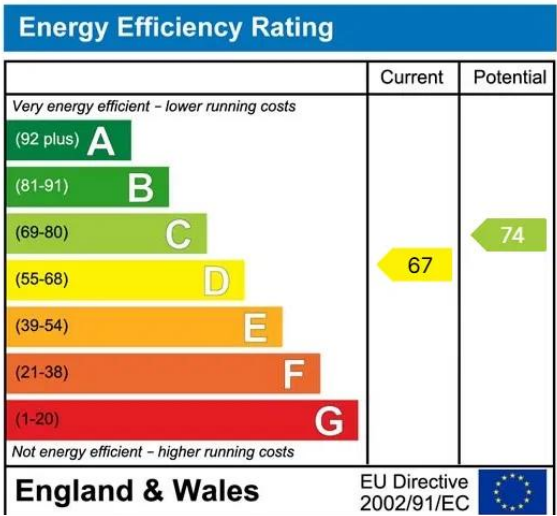
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2025



Bardsey ~ Bramble Dell, 26 Blackmoor Lane, LS17 9DY

Occupying one of the best locations in the area with breathtaking views over the Wharfe valley, a spacious 4 bedroom detached house offering excellent family accommodation offered on the open market for the first time. Available with No onward chain.

- Built in 1979 to an individual design
- Three reception Rooms and Conservatory extension
- Breakfast Kitchen and downstairs wc
- 4 Bedrooms one with en suite shower
- Large family Bathroom
- Converted loft / Hobby Room
- Double and single Garage
- Large gardens stunning views and lots of potential.

£850,000 PRICE REGION

3 4 2

MISREPRESENTATION ACT

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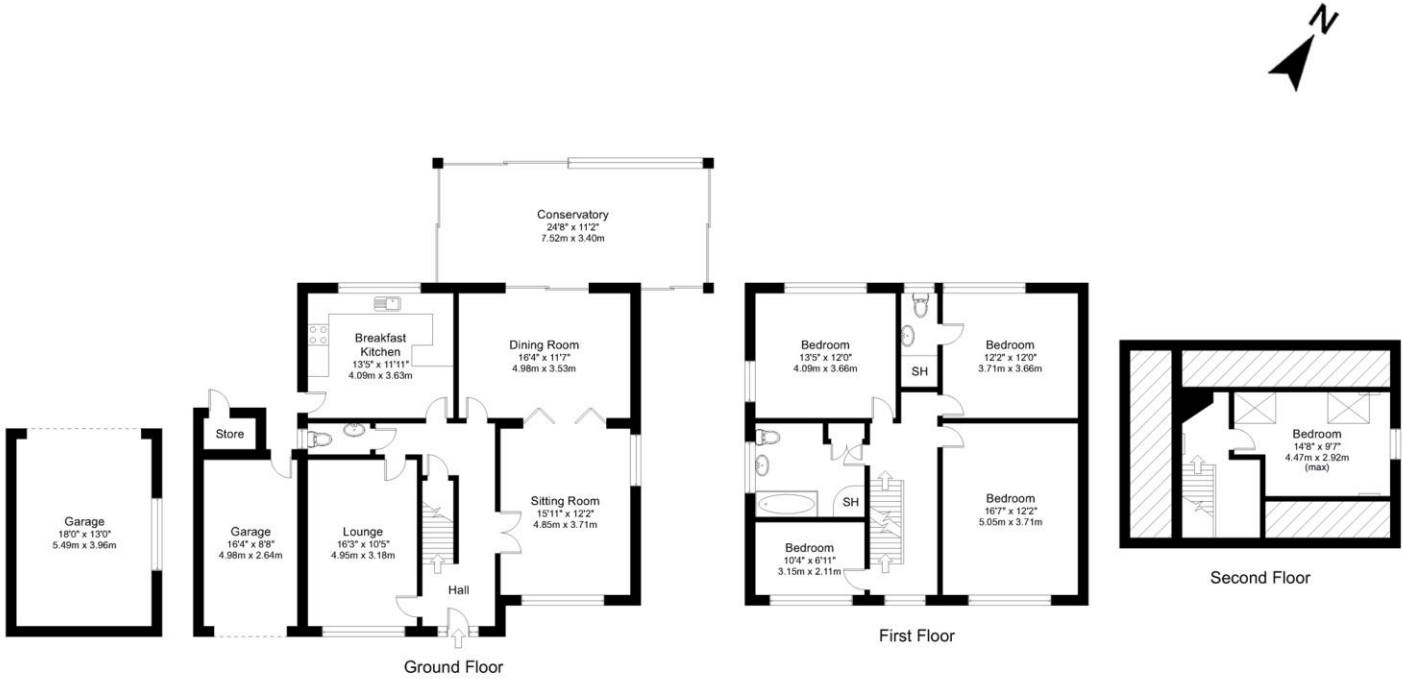
Property Description

Set in an elevated position with **brehtaking panoramic views over the Wharfe Valley**, Bramble Dell is a rare opportunity to acquire an individual detached home in the highly sought-after village of Bardsey. Built in 1979 and now offered on the open market for the first time, this much-loved family home provides spacious and versatile accommodation with excellent scope for modernisation and extension, subject to the necessary planning consents.

The ground floor features a welcoming reception hall leading to a choice of generous living spaces, including a lounge with folding doors to a separate dining room and adjoining conservatory that perfectly frames the stunning views. An additional sitting room is ideal for families or entertaining. The breakfast kitchen, though now dated, provides a functional space with potential for redesign. A ground floor WC completes the layout. To the first floor are three well-proportioned double bedrooms, one benefitting from an en-suite shower room, along with a further single bedroom. The spacious family bathroom retains its original coloured suite and offers ample room for updating. A staircase rises to a converted loft room, currently used as a hobby space, offering potential for a home office, studio, or additional bedroom.

Outside, the property boasts a thoughtfully landscaped, split-level rear garden with stone wall features, a lawned area, and patio and a charming well. Steps connect the upper and lower garden levels, offering a peaceful outdoor retreat. There is an attached single garage and boiler room, a detached double garage, and driveway parking for multiple vehicles to the front. The property benefits from gas central heating and double glazing throughout. Located in a **popular and well-regarded residential area**, it combines tranquillity with excellent access to local amenities and commuter routes.

This is a home of rare quality and setting – ideal for buyers looking to personalise a substantial property in a prime location with outstanding views.



Gross internal floor area excluding Garage and Eaves (approx.): 220.2 sq m (2,371 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

