



Cedar Lodge, Gilstead Lane, Gilstead, Bingley, West Yorkshire BD16 3LN

- Stunning detached residence offering extensive accommodation of exceptional quality
- Occupies a spacious 0.4 acre plot of truly wonderful established well tended gardens
- Viewing essential to fully appreciate all
- Highly desirable distinguished locality, that is well placed for local amenities
- High specification of fixtures and fittings throughout
- Three/four bedroom accommodation along with one bedroom self contained annex
- Remotely operated gates, sizeable driveway area and triple garage

£1,100,000 Freehold opportunity



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DESCRIPTION

Nestled in the desirable, distinguished location of Gilstead Lane, Cedar Lodge offers an exceptional opportunity to own a beautifully presented deceptively spacious and flexible detached residence in this most sought after of addresses.

The property, which was constructed in 1969 and is now offered for sale for the first time in nearly 40 years, offers individually designed accommodation with the hard-to-find benefit of a self-contained one-bedroom annex/granny, which is attached to the property via a connecting door, or by its own entrance, therefore suited to multigenerational use.

The main property comprises an exceptionally well presented, maintained and appointed spacious detached bungalow. Offering a gas fired central heating system, some independent under floor heating to bathroom and kitchen. Upvc double glazing and a CCTV system, its equipped throughout with an excellent range of high quality thoughtfully planned and designed fixtures, fittings and decor.

Comprising in brief:- stunning entrance hall with marble steps and feature indoor planter, large open plan split level living/dining room with external doors leading to a stunning decked area. A sun lounge is also accessed via the dining area, as is the study/snug which could also be utilised as a 4th bedroom. A fully fitted kitchen with extensive range of wall and base cupboards with granite work tops and fitted appliances along with a useful walk-in pantry, the kitchen area extends into a further wine storage area and laundry/utility room with separate wc /shower room off.

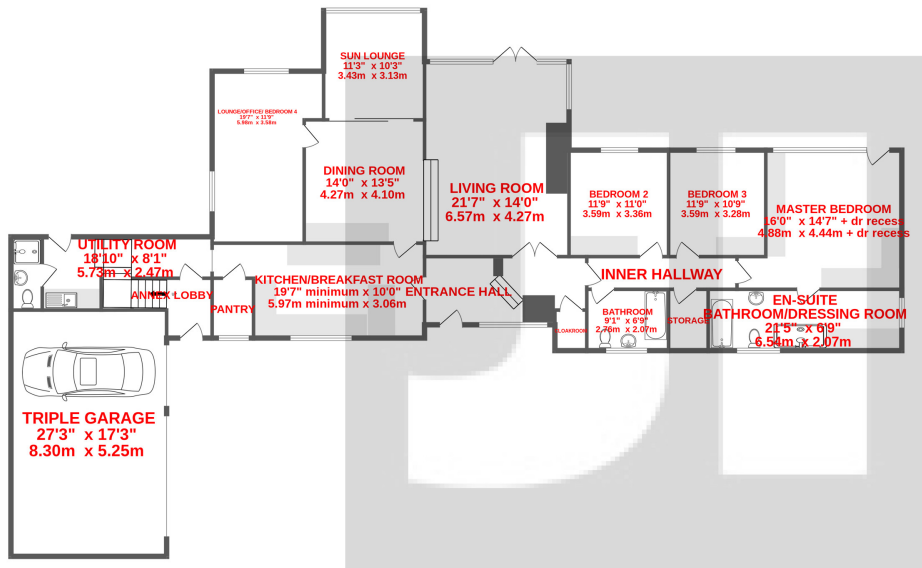
To the opposite end of the property is the bedroom wing, the Master bedroom with fitted bedroom furniture and en-suite bathroom / shower room off and further dressing area. Two further well-proportioned bedrooms along with a house bathroom.

The attached annex offers accommodation of likewise quality, a ground floor entrance lobby provides access to a staircase that leads to an open plan living/kitchen area. A large fully fitted double bedroom leads from this area, as does a bathroom with four-piece suite. (please note this annex is rated separately for council tax and has its own independent boiler and heating system as well as its own utility meters).





GROUND FLOOR
2691 sq.ft. (250.0 sq.m.) approx.



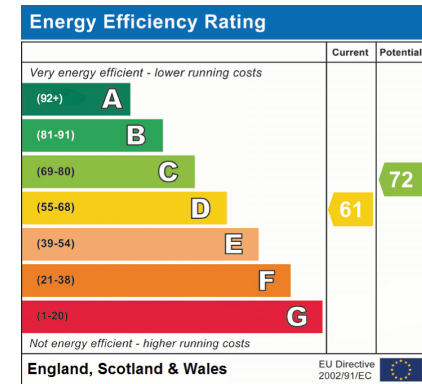
1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 3300 sq.ft. (306.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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01274 533322

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

info@jstates.co.uk

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