Peter David Properties Ltd

Residential Sales and Lettings

Lane Side, Queensbury

£595,000

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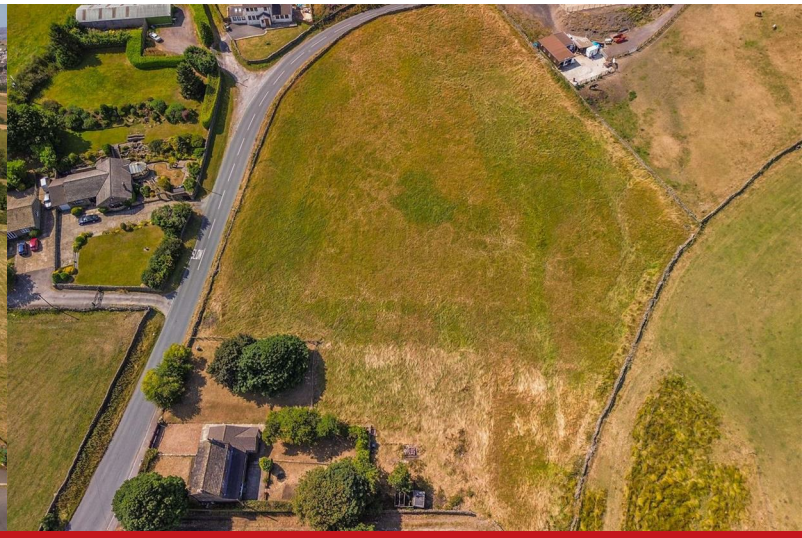

Peter David Properties is delighted to bring to the market this well-presented detached four-bedroom family residence, occupying an enviable and particularly special semi-rural setting just below Queensbury Village. Set within generous wrap-around gardens and accompanied by approximately 3.2 acres of grazing land, the property enjoys far-reaching countryside views and a sense of space and privacy that is rare. The combination of a substantial detached house, extensive gardens, its own grazing land and beautiful open views makes this a truly distinctive home.

The property offers generous living accommodation, ample off-road parking and a peaceful countryside setting, while remaining conveniently located for local amenities and transport links.

The home is equipped with new CCTV and security system, gas central heating and PVCu double glazing throughout, providing comfortable and practical family living.

The accommodation briefly comprises an entrance vestibule, a spacious living room with patio doors opening onto the rear garden and patio area, and a generous dining kitchen with integrated appliances and the added benefit of a large cellar. There are four double bedrooms and two bathrooms, providing excellent flexibility for modern family life.

A particular advantage of this property is the provision of single-storey living, with two double bedrooms and a shower room located on the ground floor, making it particularly well suited to families seeking accessible accommodation or those looking to future-proof their home.

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- APROXIMATLEY 3.2 ACRES OF GRAZING LAND
- LARGE GARDENS
- OFF ROAD PARKING
- COUNTRYSIDE VIEWS
- EPC BAND C
- COUNCIL TAX BAND F

Externally, the property benefits from large wrap-around gardens, off-road parking and approximately 3.2 acres of grazing land, offering considerable potential for equestrian use, keeping livestock, outdoor recreation or simply enjoying the surrounding countryside. The elevated position and open aspect provide far-reaching views across the surrounding landscape, further enhancing the property's exceptional setting.

With its rare combination of a substantial detached family home, generous private gardens, approximately 3.2 acres of land and stunning far-reaching countryside views, this is a particularly special opportunity to acquire a home in a sought-after semi-rural location.

Accommodation

Lounge
12'5" x 23'7" (3.8 x 7.2)

Dining Kitchen
12'1" x 23'7" (3.7 x 7.2)

Utility
4'1" x 7'9" (1.25 x 2.37)

Bedroom
12'1" x 11'5" (3.7 x 3.5)

Bedroom
7'2" x 11'5" (2.2 x 3.5)

Bathroom
7'10" x 7'7" (2.4 x 2.32)

First floor

Bedroom
11'5" x 15'3" (3.5 x 4.65)

Bedroom
17'0" x 8'10" (5.2 x 2.7)

Bathroom
8'10" x 6'4" (2.7 x 1.95)

Cellar
15'8" x 13'1" (4.8 x 4)

Directions
Please use postcode BD13 1NE for sat nav directions.

PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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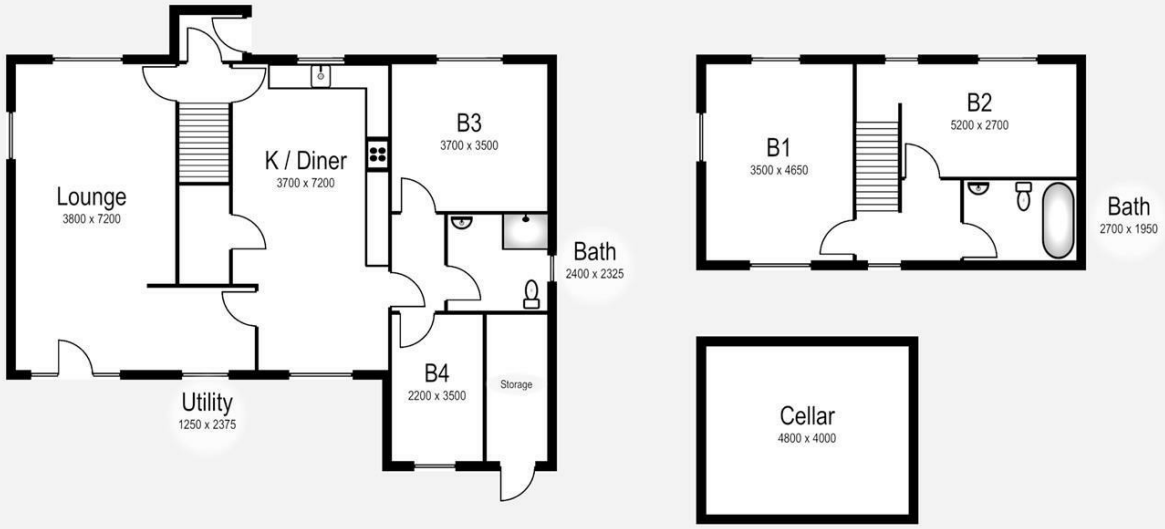


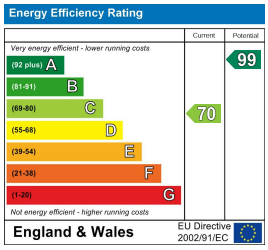
BD13 1NE
Internal - 159m2

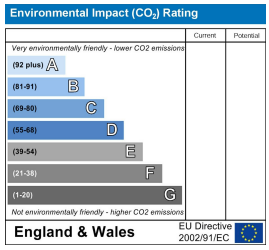
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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