



Badsworth, Pontefract

£1,195,000


MARTIN&CO

Badsworth, Pontefract

House - Detached

4 Bedrooms, 3 Bathroom

£1,195,000

- SPACIOUS LUXURY PROPERTY WITH QUALITY FINISH THROUGHOUT
- OVER 3500 SQ FT OF ACCOMMODATION
- HAND BUILT BESPOKE KITCHEN AND UTILITY ROOM
- LIVING ROOM, SUN ROOM, DINING KITCHEN
- TWO GROUND FLOOR EN-SUITE BEDROOMS, FIRST FLOOR PRINCIPAL BEDROOM SUITE
- POTENTIAL TO CREATE 1/2 MORE BEDROOMS ON FIRST FLOOR
- UNDERFLOOR HEATING THROUGHOUT
- TWO COURTYARD GARDENS PLUS FURTHER MATURE GROUNDS, OVERALL PLOT IS OVER 1 ACRE (stm)
- DOUBLE GARAGE WITH ELECTRIC DOOR. EXTENSIVE OFF ROAD PARKING.
- COUNCIL TAX BAND F, EPC BAND C, FREEHOLD

Only by viewing can you begin to appreciate the **QUALITY** and **PRIVACY** this **EXCEPTIONAL** property can offer. Set in mature gardens of just over an acre, and accessed via a sweeping driveway with electric gates. Enter the house via a gated courtyard and step into the light and spacious accommodation, which is set over two floors. Converted from Stables to a high standard just 10 years ago, feel the benefit of underfloor heating throughout in the winter months, or in the summer take your choice of two courtyard gardens or drink in the views from the south facing rear balcony as you take in the adjoining countryside. Offered to the sales market for the first time, this lovely property should be on your list to view in your quest for your forever home.



Thoughtfully converted to a high standard around 10 years ago from the Victorian stable block and coach house originally belonging to Badsworth Grange, in the sought after village of Badsworth.

Approached from Back Lane, via a tree-lined gravelled drive you are met by a sliding electric gate with intercom entry. Once inside, the driveway continues up to the double garage and provides a glimpse of the extensive south and west facing mature gardens situated behind the property. Off road private parking for several vehicles. Link detached, with just one ground floor wall adjoining a neighbouring property, The Stables needs to be viewed to fully appreciate this light and spacious home and it's surroundings.

Badsworth is a well regarded village, south of Pontefract with convenient access to the A1 at Wentbridge for commuters around the region. Leeds City Centre 23 miles, York 32 miles, Sheffield 32 miles. East coast main line rail stations at Doncaster 12 miles and Wakefield 10 miles. Local facilities including supermarket, doctor, dentist etc in nearby Ackworth.

Offered with no onward chain.

GROUND FLOOR

ENTRANCE HALL

Enter through the front courtyard and step into a double height glazed entrance, which floods the hall with natural light. Further floor to ceiling window to the side. Engineered oak flooring, which continues through the majority of the property. Stairs to first floor with large understairs cloaks cupboard.

DINING KITCHEN

The bespoke hand built kitchen offers an extensive range of base and wall cupboards including a double larder cupboard, pull out storage racks and glazed display cabinets. Hand painted, with granite worktops. The island incorporates a one and a half bowl sink with Quooker boiling water tap, Fisher and Paykel dishwasher drawers and also offers seating for informal dining. Integrated appliances include tall fridge and tall freezer, Miele induction hob, extractor, oven, microwave, steam oven and two warming drawers.

Built in window seats with drawers under.

Lovely spacious dining area at the rear of the room which has a large glazed window overlooking the garden. Double doors lead you through into the sun room.

LIVING ROOM

With full length windows overlooking the front courtyard. Brick built fireplace with stove type gas fire. Double doors into the sun room.

SUN ROOM

With access from both the living room and dining kitchen, the sun room adds to the flow of the house as well as offering views over the rear courtyard and to the gardens and countryside beyond. With vaulted ceiling in part, windows run along the entire width of the room, adding to the spacious feel. Double doors open into the south facing rear courtyard garden.

UTILITY ROOM

With fitted units matching the kitchen and with a continuation of the granite worktops. Butler sink. Space and plumbing for a washing machine and tumble dryer. Walk in cloaks cupboard which also houses the mains gas central heating boiler.

W.C.

Accessed from the entrance hall and fitted with a white low level flush w.c. and pedestal basin. Heated towel rail.

SIDE HALL

A door from the living room opens into the side hall which in turn leads onto the two ground floor bedrooms. External door giving further access from the front courtyard.

BEDROOM

With views over the rear garden. Extensive range of hand built fitted wardrobes.



ENSUITE BATHROOM
A vaulted room with rooflight. White suite including panelled bath with shower taps, separate corner shower cubicle/steam cabinet. Twin basins and low level flush w.c. Heated towel rail. Storage cupboard and cylinder cupboard plus access to loft storage.

BEDROOM
With vaulted ceiling. Twin windows giving lovely views over the enclosed front courtyard.

ENSUITE SHOWER ROOM
With walk in shower cubicle, fitted furniture incorporating w.c. and inset basin. Heated towel rail.

FIRST FLOOR

LANDING
Stairs from the entrance hall lead up to the first floor accommodation. Half landing and having a wood/metal balustrade. Roof window over the stairwell. Doors leading off to the the loft style living room, bedroom suite and w.c.

LOFT STYLE RECEPTION ROOM/BEDROOM 4
This impressive vaulted room certainly brings the wow factor. A light and extremely spacious room which boasts a glazed rear gable wall which offers extensive views over the gardens and fields beyond. Step out onto the south facing decked and glazed balcony, sure to become your new favourite space for sundowners on a warm summers evening or for candle lit star gazing at night..

The tall window to the front elevation has a Juliet balcony and gives views over Badsworth village and the countryside beyond. Two further roof windows.

Running the full length of the property, this versatile space offers the option to create one or more further first floor bedrooms.

Although currently used as a relaxation area, the scale of the room offers the potential for many uses including a gym or home office space, or the possible conversion into one or two further bedrooms, with access to the plumbing for a bathroom from the adjoining cloakroom, subject to any planning requirements.

It has also been thoughtfully fitted with a small kitchen area means you can enjoy the views from the balcony with convenient access to refreshments. An integrated fridge with icebox, sink with Quooker boiling water tap, and Fisher & Paykel dishwasher drawer are all set within a small run of base cupboards, topped with a granite work surface.

W.C.
Accessed from the landing, Fitted furniture to two walls incorporating a w.c. and inset basin. Heated towel rail. Roof window.

BEDROOM
The spacious first floor bedroom suite has a vaulted ceiling with twin rooflights, as well as a window to the front elevation. Archway through into the dressing area.

DRESSING ROOM
With fitted furniture including wardrobes and drawers. Access to the eaves space for further storage. Roof window. Door into the en-suite.

ENSUITE BATHROOM
Freestanding bath with shower taps, shower cubicle with large rainfall shower head, pedestal basin and w.c. Roof window, positioned over the bath. Heated towel rail.

DOUBLE GARAGE
Accessed through an electric Hormann double garage door. Underfloor heating. Loft storage with pull down ladder. Access into the main house via the Utility room. External pedestrian door into the rear courtyard.

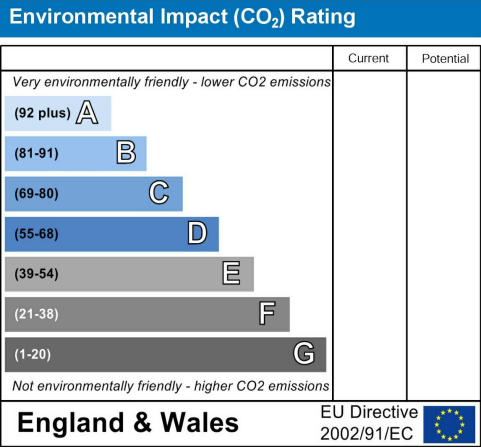
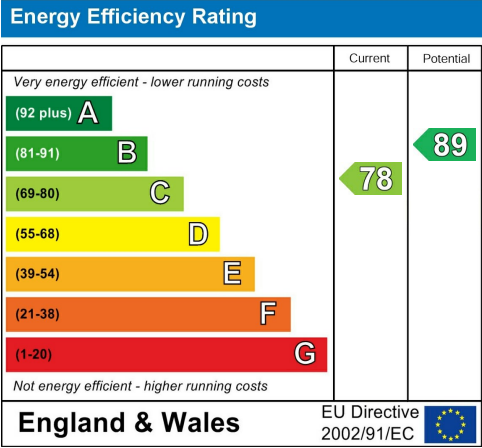
OUTSIDE
The overall footprint is understood to be over 1 acre, including the shared driveway from Back Lane which is owned by The Stables and gives right of way to the two neighbouring properties formed from Badsworth Grange. Electric sliding aluminium driveway gate with intercom access gives access from the shared drive into the private driveway with parking and gardens beyond. Off road parking for several vehicles. The enclosed side and rear lawned areas are surrounded by mature trees and shrubs. Oak gates off the private driveway give access into the front and rear courtyard gardens. Front courtyard with paved terrace and inset flower beds offers a sunny breakfast area. South facing rear courtyard with further area of paving and lawned garden, as well as a brick built garden room/potting shed with w.c.,a useful addition when entertaining guests or enjoying the outside space.

FURTHER DETAILS
This lovely family home was converted approximately 10 years ago and finished to a high standard throughout with quality fittings to the kitchen and utility room as well as the bathrooms. Engineered oak flooring is fitted to the majority of rooms, with solid oak internal doors and matching skirting and architraves. The house has underfloor heating to ground and first floors, including the garage, which is powered by the mains gas boiler and controlled via room thermostats. A separate dedicated system gives all year control of the heated towel rails.

The windows and external doors are alu-clad, with low maintenance powder coated aluminium exteriors with oak interiors. Aluminium seamless gutters and downpipes with matching fascias add to the low maintenance concept implemented during the conversion.

The property is double glazed throughout, apart from one ground floor bedroom, which is triple glazed. Security system and cctv, internet wall points to all reception rooms and bedrooms. Mains utilities and drainage.

AGENTS NOTE
Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Martin and Co.







Floor 1



Floor 2

Approximate total area^m

3594.96 ft²

333.98 m²

Reduced headroom

20.1 ft²

1.87 m²

Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

