







2 Bed

House

located in Badsworth

2 Manor Farm Back Lane
Badsworth
Pontefract
WF9 1BU

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Asking price £320,000

Nestled in the charming village of Badsworth, Pontefract, this delightful barn conversion on Back Lane offers a unique blend of character and modern living. Spanning an impressive 997 square feet (approx), this property boasts two well-appointed bedrooms and two shower rooms, making it an ideal choice for couples or small families seeking a tranquil retreat.

Upon entering, you are greeted by a spacious reception room that exudes warmth and charm, perfect for entertaining guests or enjoying quiet evenings at home. The thoughtful design of the barn conversion allows for an abundance of natural light, creating a welcoming atmosphere throughout the property.

The two bedrooms provide ample space for relaxation, with the master bedroom featuring an en-suite shower room for added convenience. The second shower rom is equally well-equipped, ensuring comfort for all residents and visitors alike.

Converted in 1992, this home combines the rustic appeal of its origins with modern amenities, making it a practical yet stylish choice. The surrounding area is rich in picturesque countryside, offering a peaceful lifestyle while still being within easy reach of local amenities and transport links.

This property is not just a house; it is a home filled with potential and charm, waiting for its new owners to create lasting memories. Whether you are looking to settle down or seeking a home to retire in, this barn conversion in Badsworth is a splendid opportunity not to be missed.

## Entrance Hall

The entrance hall welcomes you with a bright, neutral tiled floor, underfloor heating and fresh, pale walls. It leads directly to the living room, kitchen/diner, ground floor bedroom, and shower room, providing practical storage spaces and a calm, airy atmosphere.

## Kitchen/Diner

16'3" x 15'5"

This spacious kitchen/dining room is a charming space blending contemporary comfort with rustic character. It features painted cabinetry and a classic cooker set within a traditional stone mantle. Natural light floods the room through windows, highlighting the wooden floorboards and giving an inviting feel perfect for cooking and dining.

## Living Room

15'11" x 13'0"

The living room forms a bright and peaceful retreat with soft carpeting and neutral tones. French doors open out to a private courtyard garden, allowing natural light to flood the room. A stone fireplace provides a charming focal point, complemented by tasteful wall lighting and ample room for seating to enjoy the space fully.

## Bedroom Two

11'10" x 9'8"

This bedroom is peaceful and comfortably carpeted, with a large window that fills the room with daylight. Neutral walls create a restful feel, perfect for relaxation after a busy day.

## Shower Room

7'10" x 4'8"

The shower room is stylishly finished with marble-effect wall tiles and classic floor tiles. It includes a walk-in shower with a glass screen, a vanity unit with washbasin, and a toilet, all presented in a light and fresh design.

## Bedroom One

15'7" x 10'8"

This larger bedroom is carpeted and decorated in soft greys and neutrals, offering a calm and restful environment. Built-in wardrobes provide excellent storage, while an ensuite shower room adds privacy and convenience.

## Ensuite

9'5" x 5'5"

The ensuite bathroom boasts a contemporary finish with white marble-effect tiling and a sleek glass shower enclosure. A curved vanity unit with a marble-style worktop provides storage beneath a large mirror, while a heated towel rail adds a practical touch.

## Rear Garden, Courtyard and Front Exterior

The cottage benefits from a lovely selection of outdoor spaces. There is a raised decking area to the front, perfect for outdoor dining and relaxation, surrounded by stone walls and mature planting. A further stone-paved courtyard with steps and seating offers a quiet, private garden with rustic charm. Thirdly an extremely private and enclosed courtyard at the rear offers further outdoor relaxation, plus two allocated parking spots in the courtyard.

## MISC



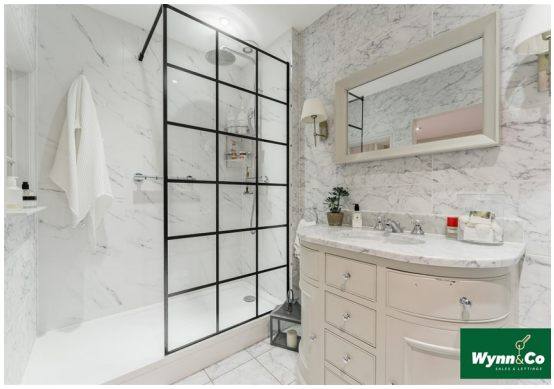




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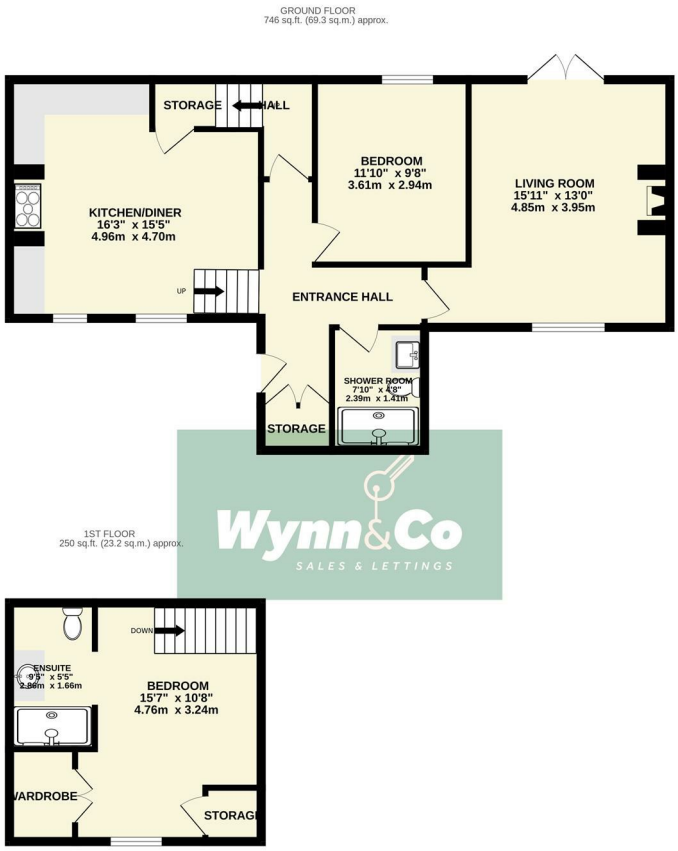


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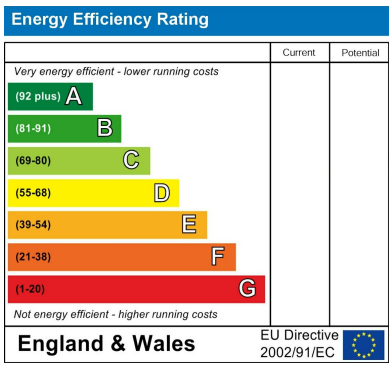





TWO DOUBLE BEDROOM COTTAGE

TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

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## DIRECTIONS


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