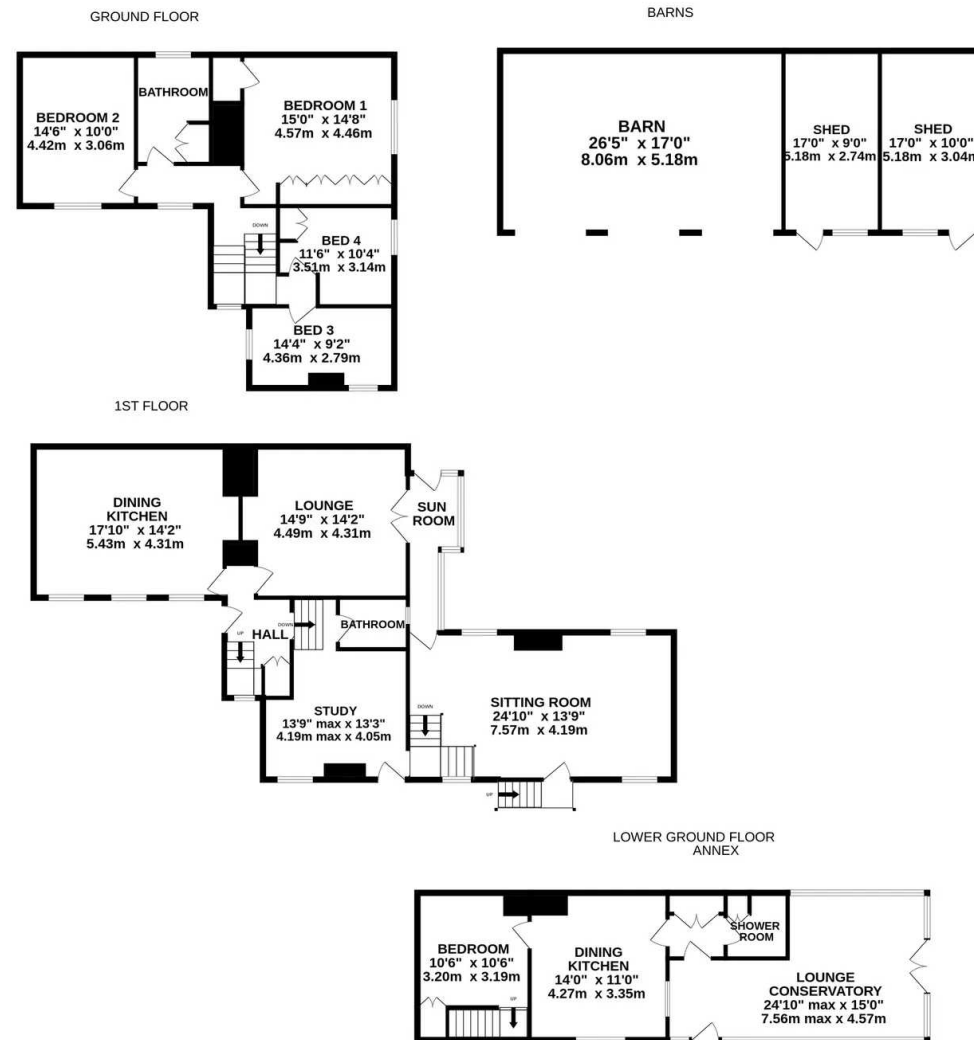




## The Crofts, George Lane, Notton

Wakefield

Best and final offers over **£700,000**



## GEORGE LANE

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## George Lane

Notton, Wakefield

A RARE OPPORTUNITY TO ACQUIRE THIS STUNNING, CONVERTED FARMHOUSE NESTLED IN A PLEASANT HAMLET, SET-BACK FROM THE ROADSIDE AND LOCATED IN THE SOUGHT AFTER VILLAGE OF NOTTON. THE CROFTS IS A GENEROUS PROPORTIONED FAMILY HOME, BRIMMING WITH CHARM AND CHARACTER AND OFFERS MASSES OF POTENTIAL. OCCUPYING A GENEROUS PLOT WITH THE ADDITIONAL BENEFIT OF PLEASANT VIEWS, A SELF-CONTAINED ANNEX AND A STONE BARN WITH ADJOINING STABLES. OFFERED WITH NO ONWARD CHAIN. The property accommodation briefly comprises of entrance hall, formal dining room, open-plan dining-kitchen, sunroom, study and lounge to the ground floor. To the lower ground floor is the annex accommodation which comprises of lounge/conservatory, shower room, open-plan dining-kitchen and double bedroom. The annexe can be self-contained and at present has access into the main residence. To the first floor there are four bedrooms and the house bathroom. The principal bedroom having ample fitted furniture and a walk-in wardrobe. Externally The Crofts is accessed via a shared driveway off of George Lane, as the aerial photography suggests it occupies a generous plot with the benefit of a stone barn with adjoining stables. The gardens are laid to lawn and feature mature, and well stocked flower, tree and shrub beds.





## GROUND FLOOR

### HALLWAY

Enter into the property through a double glazed PVC front door into the hallway where there are cottage style doors with Suffolk thumb latches providing access to the open plan dining kitchen and leading to the lower hall. There is a kite winding staircase with wooden banister and wooden balustrade proceeding to the first floor. There is tiled flooring, exposed timber beams on display, a decorative dado rail with wall panelling beneath, and a multi panel timber door provides access to the lounge. There is also a wall mounted heater and a useful understairs storage cupboard.

## LOUNGE

24' 10" x 13' 9" (7.57m x 4.19m)

As the photography suggests, the lounge is a generous proportioned reception room which features fabulous, exposed timber beams on display. There are double glazed French doors which lead to the garden room and provide a pleasant open outlook across the well-stocked gardens. There are four wall light points, two radiators and the focal point of the room is the stove effect living flame gas fire with an attractive decorative sandstone inset hearth and surround.



**Simon Blyth**

ESTATE AGENTS



### **SUN ROOM**

The sun room can be accessed via the lounge and sitting room and features banks of hard wood windows to the rear and either side elevations. There is a radiator, a wall light point and an external, double glazed timber door to the side elevation which provides access to the gardens. The garden room has fabulous open aspect views across the manicured gardens and of the fields beyond.



### OPEN PLAN DINING KITCHEN

17' 10" x 14' 2" (5.43m x 4.31m)

The tiled flooring continues through from the entrance hall into the open plan dining kitchen room. There are three sets of double glazed windows to the side elevation with tiled sills, exposed timber beams and batons to the ceilings, and there is decorative wall panelling to dado height. The kitchen features a wide range of fixed frame fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a twin bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space for an electric cooker, plumbing and provisions for an automatic washing machine, and slimline dishwasher and there is space for undercounter fridge and freezer units. The open plan dining kitchen room features various wall light points, a radiator, recessed shelving and it also houses the floor mounted property boiler which is inset into a brick exposed chimney breast.



## STUDY

13' 9" x 13' 3" (4.19m x 4.05m)

The study is a versatile space and can be utilised for a variety of uses such as a home office and library or perhaps a formal dining room. There are exposed timber beams and batons to the ceilings, a double glazed external door and further double glazed window both to the side elevation, various wall and ceiling light points and a radiator. There is a multi-panel timber and glazed door which provides access to the sitting room and a door also provides access to a bathroom. The focal point of the room is the cast iron open fire with attractive stone surround and set upon a raised stone hearth.



## BATHROOM

The bathroom features a three piece suite comprising of a panelled bath, low level W.C and pedestal wash hand basin. There are tiled walls and tiled flooring, extractor fan, radiator and a double glazed window with obscured glass to the rear elevation.







### **SITTING ROOM**

24' 10" x 13' 9" (7.57m x 4.19m)

Access to the sitting room is via the lower hallway where there are stairs descending to the annexe and a further staircase leading up to the sitting room. As the photography suggests, the sitting room is a light and airy generous proportioned reception room which enjoys a great deal of natural light which cascades through the triple aspect windows to the front, rear and side elevations. The windows provide fabulous open aspect views across the property's gardens and with far reaching views over rooftops and into the distance. There are partly exposed timber trusses to the ceilings, two radiators, three ceiling light points and the focal point of the room is the inglenook fireplace with a clear view twin door stove effect living flame gas fire which is set upon a raised stone hearth. There is a multi-panel timber door which leads to the garden room.



## ANNEXE

The annexe can be completely self-contained but also interconnected via the staircase descending from the study.

## CONSERVATORY

24' 10" x 15' 0" (7.56m x 4.57m)

Enter into the conservatory via a double glazed external PVC door from the side elevation into a fabulous, proportioned L shaped conservatory which enjoys a great deal of natural light with triple aspect windows to the front, rear and side elevations. There are double glazed French doors providing access to the raised stone patio and the conservatory enjoys open aspect views across the manicured gardens and of neighbouring fields beyond. The conservatory has various wall light points, a radiator and can be utilised as a separate reception room to accommodate a self-contained annexe. There is a double glazed PVC door providing access to an inner hallway.



## INNER HALLWAY

The inner hallway has a double glazed door leading to the dining kitchen and there are multi panel timber doors providing access to the shower room and enclosing fitted wardrobes. The wardrobes have hanging rails and shelving in situ and there is a ceiling light point, and radiator.





#### **SHOWER ROOM**

The shower room features a white three piece suite which comprises of a fixed frame shower cubicle with thermostatic shower, a broad wash hand basin with chrome mixer tap and vanity cupboards beneath which incorporate a low level W.C with push button flush. There are tiled walls and tiled flooring, a double glazed window with obscured glass and tiled surround to the side elevation, an extractor fan, ceiling light point and there is a cupboard which houses the annexe boiler.

## DINING KITCHEN

14' 0" x 11' 0" (4.27m x 3.35m)

The dining kitchen room features fitted wall and base units with shaker style cupboard fronts and with complimentary tiled work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with space and provisions for a table top oven and hob with cooker hood over and also features a in built under counter fridge unit. There is tiling to the splash areas, a bank of double glazed windows to the side elevation and a further double glazed window to the rear elevation providing borrowed light to and from the conservatory. The dining kitchen room has an exposed timber beam to the ceilings, two wall light points and a radiator.





#### **ANNEXE BEDROOM**

10' 6" x 10' 6" (3.20m x 3.19m)

The annexe bedroom is a well proportioned double bedroom which has ample space for freestanding furniture. There is a ceiling light point, a wall light point, a radiator and a bank of double glazed window to the side elevation. There is a useful understairs storage cupboard, and a multi panel timber door provides access to a lower hallway and sitting room.

#### **SPLIT LEVEL LANDING**

Taking the kite winding staircase from the hallway you reach the split level landing which features a double glazed window to the front elevation, providing a great deal of natural light and a further staircase providing access to the main first floor accommodation. The mid-level landing has cottage style doors with Suffolk thumb latches providing access to two double bedrooms.

### **BEDROOM THREE**

14' 4" x 9' 2" (4.36m x 2.79m)

As the photography suggests, bedroom three is a generous proportioned light and airy double bedroom which has dual aspect windows to the front and side elevations. There is a ceiling light point, two radiators and a wall light point and the window to the side elevation provides fantastic panoramic views over rooftops far into the distance.



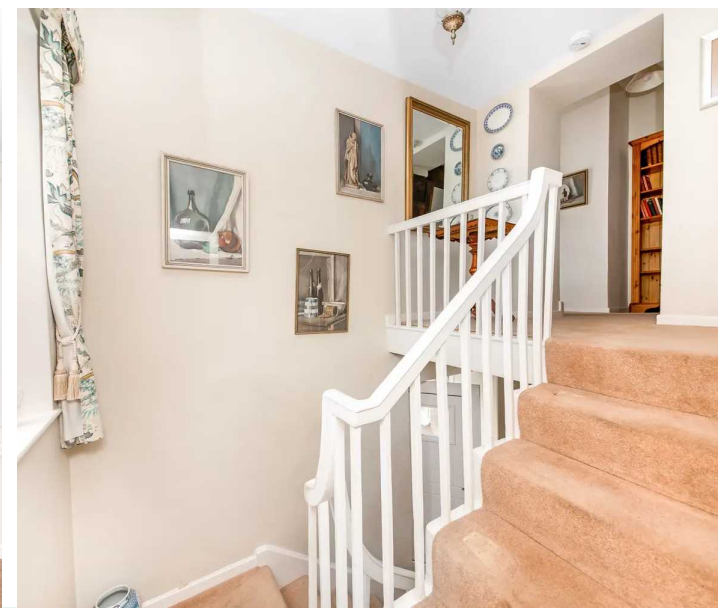
### **BEDROOM FOUR**

11' 6" x 10' 4" (3.51m x 3.14m)

Bedroom four can accommodate a double bed with space for a freestanding furniture. There is a bank of double glazed window to the rear elevation providing pleasant views across neighbouring fields and there is a ceiling light point, wall light point, radiator and a bank of fitted wardrobes which have fitted shelving.

### **FIRST FLOOR LANDING**

Taking the staircase from the mid-level landing you reach the first floor which has doors providing access to bedrooms one, two and the house wet room. There are exposed timber beams on display, a ceiling light point and a double glazed window to the side elevation.





### **BEDROOM ONE**

15' 0" x 14' 8" (4.57m x 4.46m)

Bedroom one is a light and airy double bedroom which has ample space of freestanding furniture. There is a bank of double glazed windows to the rear elevation which provides open aspect views across the property's well stocked gardens and of the neighbouring fields beyond. There is decorative coving to the ceilings, a ceiling light point, radiator and the room is well equipped with built in furniture which includes fitted furniture with hanging rails, shelving and cupboards above and a fitted bookshelf with further cupboards beneath. The principal bedroom features a beautiful partly exposed, timber archway with timber batons and a multi panel timber door provides access to a walk in wardrobe. The walk in wardrobe features beautiful, exposed timber floorboards, exposed timber beams and batons, a wall light point and two hanging rails.



## BEDROOM TWO

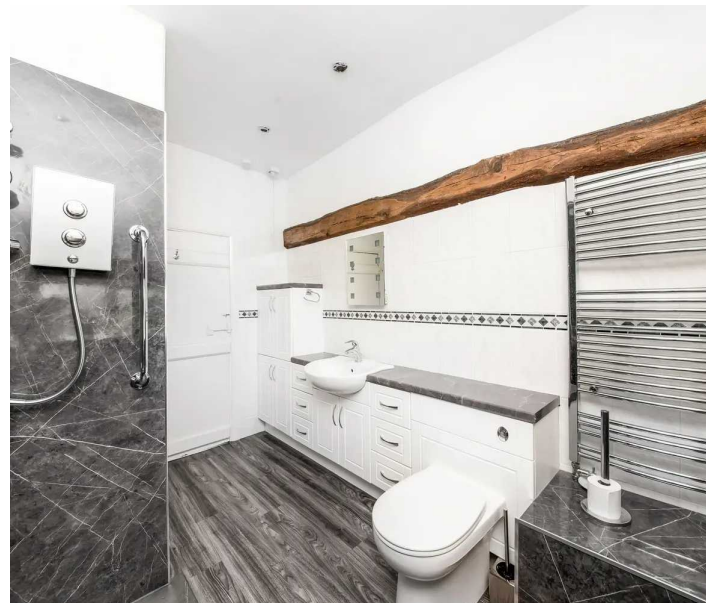
14' 6" x 10' 0" (4.42m x 3.06m)

Bedroom two is a well proportioned double bedroom with vaulted ceiling, and with ample space for freestanding furniture. There is a bank of double glazed windows to the side elevation which overlooks the barns and courtyard. There is a radiator, ceiling light point and partly exposed timber beams and batons on display.



## SHOWER ROOM

The shower room features a modern contemporary three piece suite which comprises of a low level W.C with push button flush which incorporates a broad wash hand basin with vanity cupboard and drawers underneath and chrome monobloc mixer tap above. There is a wet room style shower with rainfall shower head and with separate handheld attachment. There are part panelled walls and tiling to the splash areas, a bank of double glazed windows with obscured glass and tiled surround to the side elevation. Additionally, there is inset spotlighting to the ceilings, a chrome ladder style radiator, a vanity mirror with LED backlight and there is an airing cupboard which houses the hot water cylinder, and which provides additional storage for toiletries and towels.





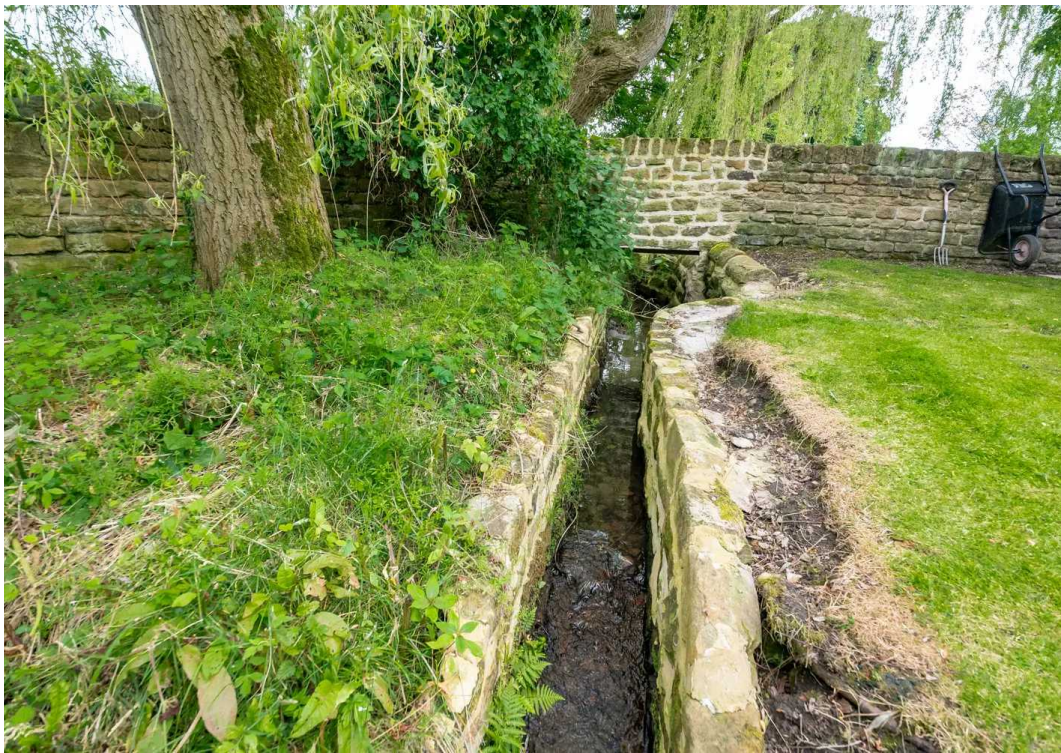


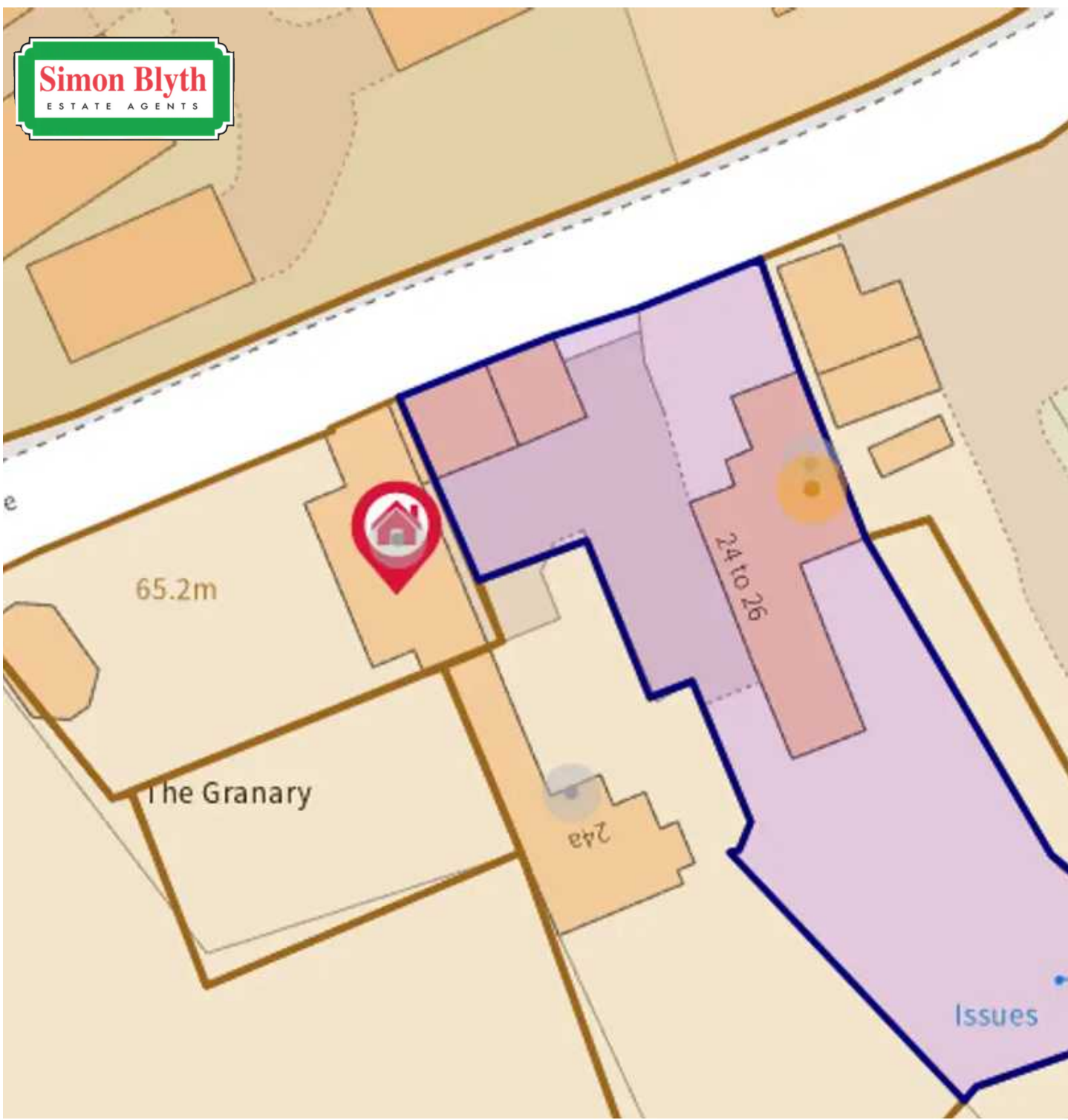
### EXTERNAL

The property is approached via a shared gated driveway which provides off street parking for multiple vehicles. The driveway proceeds down the front of the property to a stone flagged patio and also veers into a courtyard area to the right hand side providing further off street parking and also leading to the stone barns. Immediately to the front of the property there is a further Yorkshire stone flagged patio which is an ideal space for both alfresco dining and BBQing. The gardens then extend to a lawn area with well-stocked flower and shrub beds and stone walled boundaries and there is an external security light. Following the driveway down the front of the property you reach a fabulous lawn which sweeps across the side of the property and is most majestic with well stocked flower, shrub beds and attractive stone walled boundaries. There is another raised stone flagged patio which also leads to the conservatory. The gardens enjoy fabulous open aspect views across neighbouring fields and as the aerial view suggests, the property occupies a generous plot with manicured lawns, well stocked flower and shrub beds and various ponds. At the bottom of the garden is a beautiful, tranquil flesh dyke.









**ADDITIONAL INFORMATION:**

EPC rating: E

Tenure: Freehold

Council tax band: G

Local Authority: Wakefield MDC

## **ADDITIONAL INFORMATION**

Carpets, curtains, and certain other extras may be available by separate negotiation.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

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### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 24/06/2024

**PROPERTY VIEWING NOTES -**

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