



Wrangbrook Grange
Wrangbrook Lane | Pontefract | West Yorkshire | WF9 1LN

FINE & COUNTRY

Wrangbrook Grange

"From the moment we viewed Wrangbrook Grange, we knew it was a home that we wanted to invest our time and passion in," says Tony. "We have now lived at the house for 28 years and have restored the property piece by piece to its former glory. The main restoration took over three years but we have continued to improve the house year on year. We are located in an enviable position; the property is in a rural setting but not isolated, so it is the best of both worlds offering plenty of peace and quiet. When we first bought the home it really was a shell, it didn't even have any hot water or heating. But having revitalised the house we also extended the main property. We added on two more large bedrooms, a large sitting room and a gym. The extension is a blend of the old and the new and merges together incredibly well. You get the perfect mix of a period home with modern facilities."

"As we are reluctantly downsizing, we will still miss the space and openness of the house the most," adds Barbara. "The kitchen is our favourite room with a vast, open farmhouse kitchen type layout. Everyone who visits gravitates to the kitchen and it is often hard to move them into the sitting room! It is the centre of our home and would be a great place for a family to spend time together."

"The garden is very practical and charming. We have a large outside area with two ponds, a patio and paving area. We have also invested in an outdoor sauna which is lovely in the summer. The garden is home to stables and a tack room, which would be fantastic for a family with children who currently ride or would like to invest in ponies in the future. The area is surrounded by hacking routes and bridleways so you are spoilt for choice. The stables are also incredibly flexible and could easily be converted into dog kennels or a workshop."

*"The property is in a central position for all road networks, making it incredibly appealing if you commute. We are roughly one mile from the A1 (M) and seven miles from the M62. You can typically be within Leeds or Sheffield in under an hour and Wakefield and Doncaster can be easily reached by train, with the local train station being a short two minute drive away. The station is located on the popular East Coast rail line with direct links into London Kings Cross. For a family, there are plenty of excellent schools surrounding the house, especially in Wakefield and the private schools the area has to offer are very good. For a family, this a home that can really grow with every milestone ahead. We have loved this property for almost three decades now and will miss it greatly when we leave."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





A delightful period property occupying a private semi-rural location adjoining open countryside whilst being highly commutable with the A1, M1 and M62 being easily accessible.

Wrangbrook Grange enjoys a little known location off a private lane which serves only a handful of similar style homes and whilst being immediately rural is well served by local services and amenities. The property presents spacious accommodation which has been sympathetically restored retaining original period features such as exposed stone floors, ornate coving and high skirting boards. An extension results in versatile accommodation which is complemented further by an impressive living kitchen in addition to two main reception rooms.

Ground Floor

A timber entrance door opens to the reception hall which provides an impressive introduction to the property, retains original features such as a stone flagged floor and return cantilevered style staircase which rises to the first floor level. The hallway has a study area, a radiator, coving to the ceiling and a useful storage cupboard beneath the stairs.

Farmhouse Style Living Kitchen

A generously proportioned room with a window to the front aspect in addition to a secondary window to the side elevation allowing good levels of natural light. A part glazed entrance door open to the side aspect of the house. The dining area has exposed floorboards and two radiators whilst the kitchen area has full tiling to the floor. Kitchen furniture comprises bespoke handmade cupboards and drawers with work surfaces incorporating a double drainer Villeroy and Bosch Belfast sink with a mixer tap over and complementary upstands. The room has a centrally positioned island with granite surface and cupboards beneath, a storage area and a stove consisting of a double oven with a five ring gas hob over. Plumbing for an automatic washing machine a dishwasher and space for a

fridge freezer. The focal point of the room being a rustic brick chimneybreast with inset multi fuel stove.

Dining Room

An impressive feature room to the property with original exposed floorboards, high skirting boards, coving to the ceiling and a picture rail. This room has a window to the front elevation, two radiators, a feature fireplace housing a multi fuel stove and French doors provide access to the lounge.

Lounge

An exceptionally well-proportioned room with windows to two elevations allowing good levels of natural light. The room has two radiators, full tiling to the floor, inset spot lighting to the ceiling and a wall mounted living flame effect electric fire.

Gym/Games Room

A versatile room with full tiling to the floor, a frosted effect window and inset spot lighting to the ceiling. The room has a radiator and access to a cloaks/W.C.





Cloaks Room

Presented with a low flush W.C and a floating wash hand basin with a tiled splash-back. This room has a frosted effect window, full tiling to the floor, an extractor fan, a radiator and houses the central heating boiler.

First Floor Landing

The landing has an impressive view over the original staircase with an arched window allowing good levels of natural light. Having coving to the ceiling, a dado rail and a useful laundry cupboard which is vented for a dryer, houses the central heating boiler and is currently used as a drying room.

Guest Suite

A generously proportioned double room with window to the front elevation of the house, coving to the ceiling, a radiator, high skirting boards and fitted wardrobes.

Bedroom Three

A further double bedroom situated to the front aspect of the house with coving to the ceiling, a radiator and a window which overlooks the courtyard and fields beyond.

Study

This room has a sky-light window, coving to the ceiling and a radiator. Fitted to the expanse of one wall are cupboards with book shelving over. Steps lead down to an inner hallway which has a tunnel light, spot lighting to the ceiling and provides access to the master suite and bedroom four.

Master Bedroom

An impressive room with two windows to the front aspect of the property whilst French doors open onto a wrought iron balcony which commands impressive views over the adjoining fields. This room provides access to the loft space, has inset spot lighting to the ceiling, a radiator and en suite facilities which comprise a low flush W.C, a floating wash hand basin and a step in shower with Victorian style shower head and fixed curved glass screen. The room has full tiling to the floor, majority tiling to the walls, two heated towel rails, spot lighting to the ceiling, an extractor fan and a window.

Bedroom Four

A double room with a sky-light window, an additional window overlooking adjoining countryside, spot lighting to the ceiling and a radiator.

Externally

The property is accessed over Wrangbrook Lane. Gates open to a pebbled courtyard which provides off road parking for several vehicles, is enclosed within a stone wall boundary, has a stone laid patio and substantial Carp pond. Outbuildings consist of four purpose built stables with two tack rooms and a sauna.

Additional Information

A freehold property with mains electricity, water and drainage. Heating is via LPG.

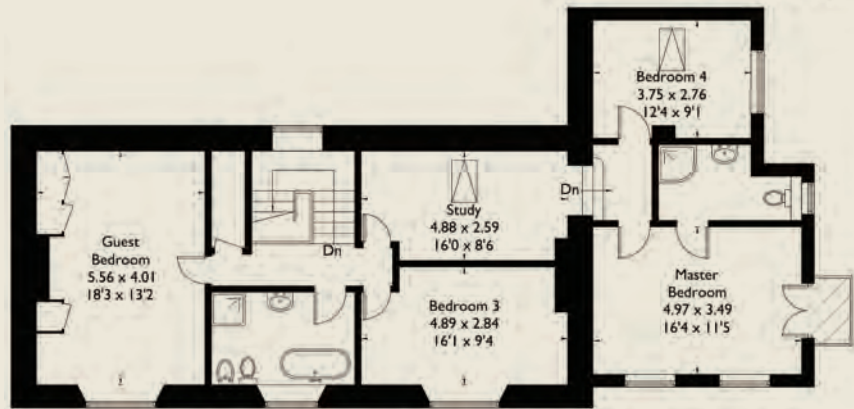
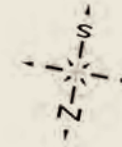
Directions

From the A1 (Barnsdale Bar) follow the sign for Pontefract and proceed on Wrangbrook Lane (A6201). Turn right off the bypass on to Sheepwalk Lane and then immediately left back onto the original Wrangbrook Lane. Follow the road to the end and turn right onto the lane. The property is located on the left.

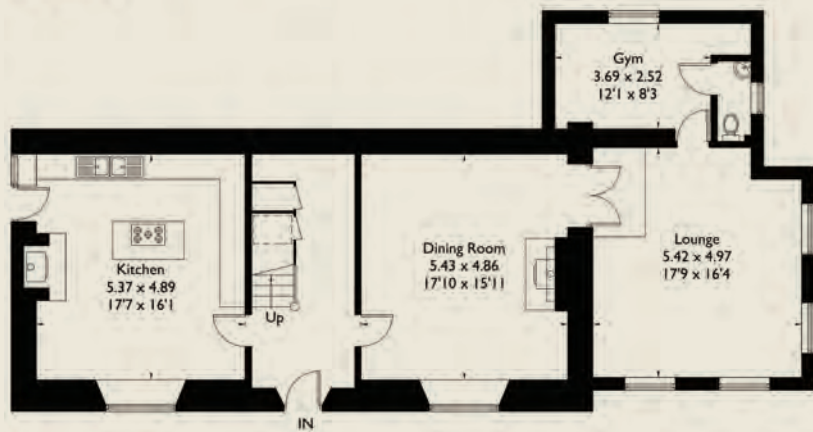


Wrangbrook Grange, Wrangbrook Lane, Pontefract, WF9 1LN

Approximate Gross Internal Area = 224.2 sq m / 2413 sq ft
 Outbuilding = 105.3 sq m / 1133 sq ft
 Total = 329.5 sq m / 3547 sq ft

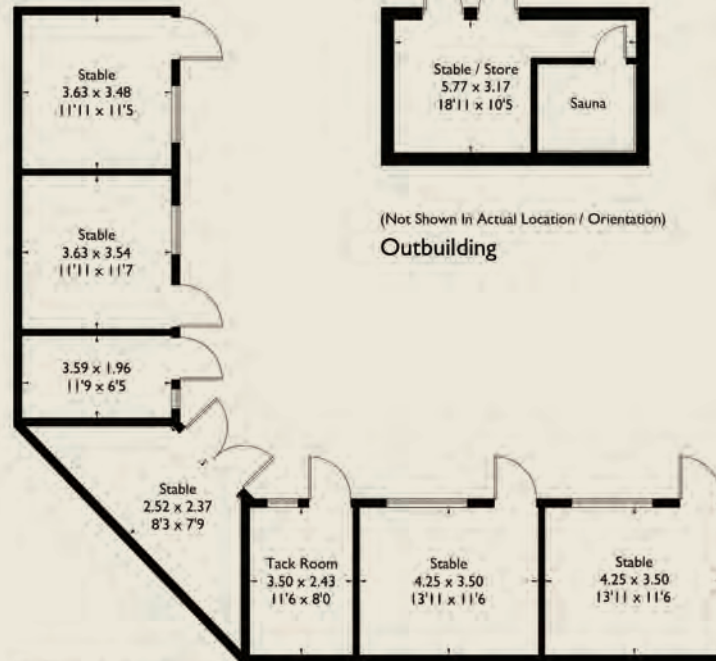


First Floor



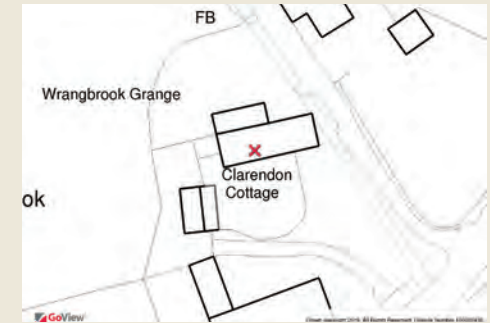
Ground Floor

Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

Outbuilding



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(91-100) A	
(81-90) B	
(69-80) C	24
(55-68) D	
(39-54) E	
(21-38) F	28
(1-20) G	
Not energy efficient - higher running costs	

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 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.05.2015

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