

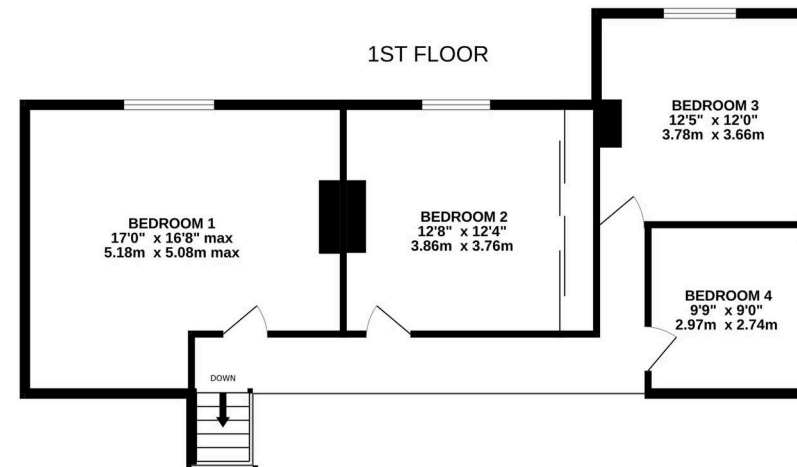
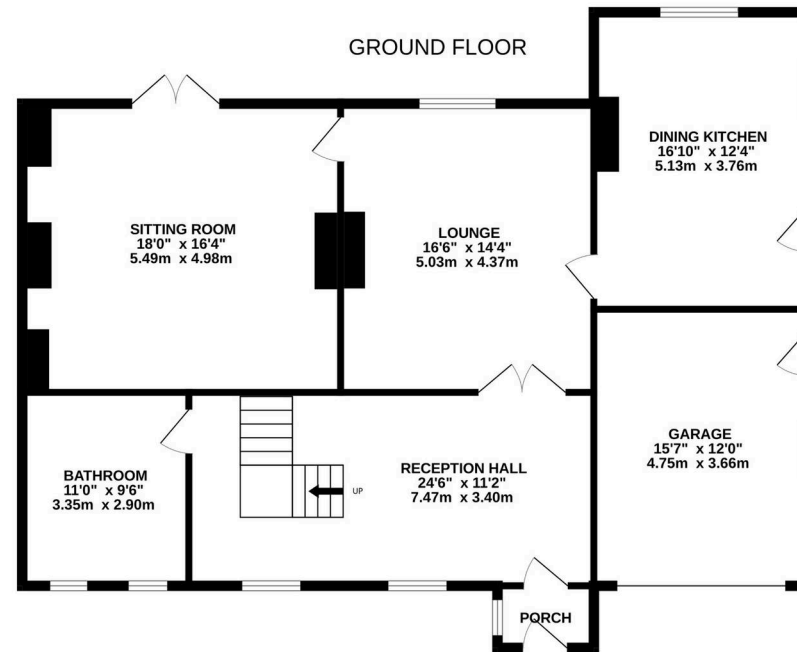


## Shepherd Hill Farm, Wakefield Road

Ossett, Wakefield

Offers Over **£500,000**





WAKEFIELD ROAD

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## Shepherd Hill Farm, Wakefield Road

Ossett, Wakefield

'SHEPHERD HILL FARM' IS A MOST IMPRESSIVE DETACHED, FAMILY HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS. OCCUPYING A GENEROUS PLOT WITH FABULOUS GARDENS, SWEEPING DRIVEWAY AND A WEALTH OF PERIOD CHARM AND CHARACTER INTERNALLY. CONVENIENTLY SITUATED IN OSSETT, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BENEFITS FROM A RECEPTION HALL WITH VAULTED CEILINGS, BEAUTIFUL INGLENOOK STONE FIREPLACE AND FOUR DOUBLE BEDROOMS.

The property accommodation briefly comprises of entrance porch, reception hall with galleried landing above, lounge, open-plan dining-kitchen room, sitting room and house bathroom to the ground floor. To the first floor there are four well proportioned bedrooms. Externally the property is approached via a gated driveway with lawn gardens which sweep across the side of the property. To the rear, the gardens are sure to impress with beautiful lawns, flagged patio and a pathway that meanders down to the bottom lawn.





## ENTRANCE PORCH

Enter into the property through a double glazed front door with stained glass and leaded detailing inserts into the entrance porch. There is a window to the side elevation, tiled flooring, a multi panel timber and glazed door with obscured glazed inserts which provide access into the dining hall.

## DINING HALL

24' 6" x 11' 2" (7.47m x 3.40m)

As the photography suggests, the dining hall is a fabulous expansive space with impressive, vaulted ceiling with exposed timber beams and batons on display. The room enjoys natural light provided by two double glazed bay windows to the front elevation, and there is high quality flooring and four wall light points. There is an open tread carpeted staircase which kite winds to the galleried landing and there are two radiators, multi panel timber and glazed twin doors which provide access to the lounge and a door provides access to the family bathroom. The room is both spacious and versatile and can be utilised for a variety of uses such as a great space for entertaining or can be used for a more casual recreational space or potential home office.

## HOUSE BATHROOM

11' 0" x 9' 6" (3.35m x 2.90m)

The house bathroom is a generous proportioned space which features a fabulous four piece suite comprising of a double ended inset bath with tiled surround, a low levelled W.C with push button flush, a fabulous Villaroy and Boch wall hung wash hand basin with chrome mixer tap and a quadrant style step in shower cubicle with thermostatic shower. There are sully tiled walls and flooring, two double glazed windows with obscured glass to the front elevation, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a ladder style horizontal radiator, a loft hatch provides access to a useful storage area and there is a vanity mirror with LED light.







### LOUNGE

16' 6" x 14' 4" (5.03m x 4.37m)

The lounge is a generous proportioned reception room which enjoys a great deal of natural light which cascades through the double glazed bank of windows to the rear elevation providing pleasant views across the property's generous gardens and with a pleasant window seat beneath. The room is brimming with both charm and character with exposed timber beams and batons to the ceilings and a fabulous, exposed stone chimney breast with living flame effect gas fireplace which is set upon a raised natural slate tiled hearth. There are multi panel timber and glazed doors with obscured glazed inserts providing access to the open plan dining kitchen room and sitting room. There are three wall light points and a radiator.

### SITTING ROOM

18' 0" x 16' 4" (5.49m x 4.98m)

The sitting room features double glazed French doors to the rear elevation providing direct access to the gardens. There are exposed timber beams and batons to the ceilings, two radiators and five wall light points. The focal point of the room is the fabulous inglenook stone fireplace with cast iron open fire which is set upon a raised stone hearth with timber lintel above and partly exposed stone cheeks to the chimney breast.



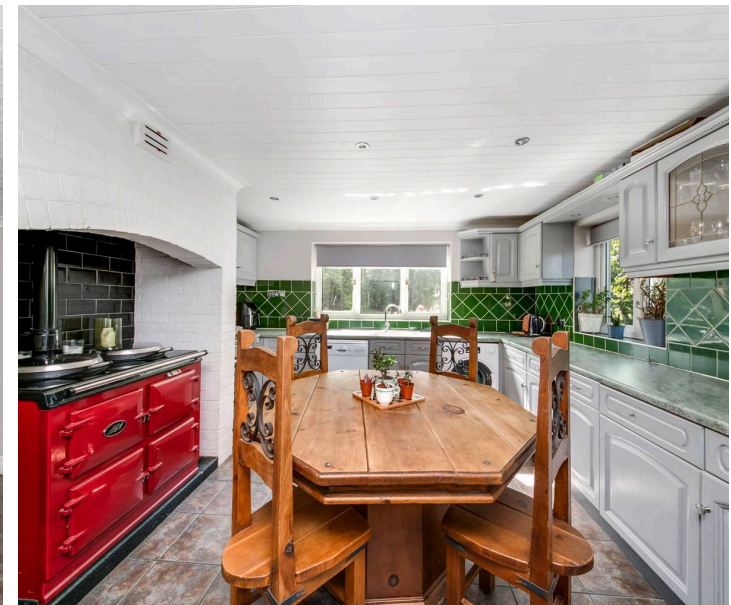


## OPEN PLAN DINING KITCHEN

16' 10" x 12' 4" (5.13m x 3.76m)

The open plan dining kitchen room enjoys a great deal of natural light which cascades through the dual aspect banks of windows to both the side and rear elevations.

There is a panelled ceiling with decorative coving and inset spotlighting, attractive tiled flooring, a radiator and a double glazed external door with double glazed inserts to the side elevation providing access to the driveway and gardens. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled work surfaces over which incorporate a one and a half bowl composite Lamona sink unit with chrome mixer tap. The kitchen is equipped with built in appliances which includes a four ring ceramic hob, with integrated cooker hood over, a built in Lamona oven, integrated undercounter fridge unit plumbing and provisions for an automatic washing machine, and space and plumbing for a dishwasher. The focal point of the kitchen is the fabulous, exposed brick chimney breast with recessed area which is home to the twin plate cherry gas Aga with attractive high gloss brick effect tiled splashback. The kitchen benefits from under unit lighting, overhead pelmet lighting and glazed display cabinets with leaded detailing.







#### **GALLERIED LANDING**

The galleried landing space features fabulous partly exposed timber trusses to the ceilings, there is a wooden banister with cast iron balustrade over the dining hall and there are two ceiling light points and doors providing access to four well proportioned double bedrooms.



### **BEDROOM ONE**

17' 0" x 16' 8" (5.18m x 5.08m)

Bedroom one is a most impressive light and airy double bedroom which has ample space for freestanding furniture. There is beautiful, exposed timber beams and trusses to the ceilings, a double glazed bank of windows to the rear elevations providing pleasant views across the gardens and there are three wall light points and a radiator.

### **BEDROOM TWO**

12' 8" x 12' 4" (3.86m x 3.76m)

Bedroom two again is a light and airy double bedroom which has ample space for freestanding furniture. There are partly exposed timber batons and a partly exposed timber truss to the ceilings, a double glazed bank of windows to the rear elevation, a ceiling light point, radiator and the room benefits from an array of fitted furniture which includes floor to ceiling fitted wardrobes with sliding doors which have hanging rails and shelving in situ and a built in dressing room with drawer units.







### **BEDROOM THREE**

12' 5" x 12' 0" (3.78m x 3.66m)

Bedroom three is a light and airy generous proportioned double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation, ceiling light point, radiator and floor to ceiling fitted storage which has sliding doors which provides space for a freestanding hanging rail or which could be adapted with fitted shelving and rails.

### **BEDROOM FOUR**

9' 9" x 9' 0" (2.97m x 2.74m)

Bedroom four is currently utilised as a home office but could accommodate a double bed with space for freestanding furniture. There is a bank of double glazed to the side elevations, a radiator, ceiling light point and a loft hatch. This could be adapted subject to necessary consents and constraints into a house bathroom to provide was room facilities to the first floor.





### FRONT EXTERNAL

Externally, the property is approached via a gates tarmacadam driveway which leads across the front of the property providing off street parking for multiple vehicles as well as ample space for turning and leading to the attached garage. The front garden features two lawn areas, with mature trees and hedged boundaries with a traditional stone flagged patio area, directly to the front of the property providing an additional space for sitting out. The driveway then continues down the side of the property providing further off street parking and leading to the gardens.

### GARAGE

15' 7" x 12' 0" (4.75m x 3.66m)

The garage features a up and over door. There is lighting and power in situ, fitted shelving, a bank of double glazed windows to the side elevation and a pedestrian access door to the side elevation. The garage also houses the wall mounted combination boiler.

### REAR EXTERNAL

Externally, to the rear the property benefits from a beautiful Yorkshire stone flagged patio which is an ideal space for both alfresco dining and BBQing. The rear garden is of fabulous proportions and is laid predominantly to lawn with well stocked flower, tree and shrub beds. There is a block paved pathway that meanders down to a further seating area where there are mature hedged boundaries with an attractive dry stone wall. There are external lights, an apple tree, an external tap and an external security light.









## **ADDITIONAL INFORMATION**

EPC rating – E

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council

Council tax band – E

### **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

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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. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 17/09/2024.



**PROPERTY VIEWING NOTES -**



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## Simon Blyth Estate Agents

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