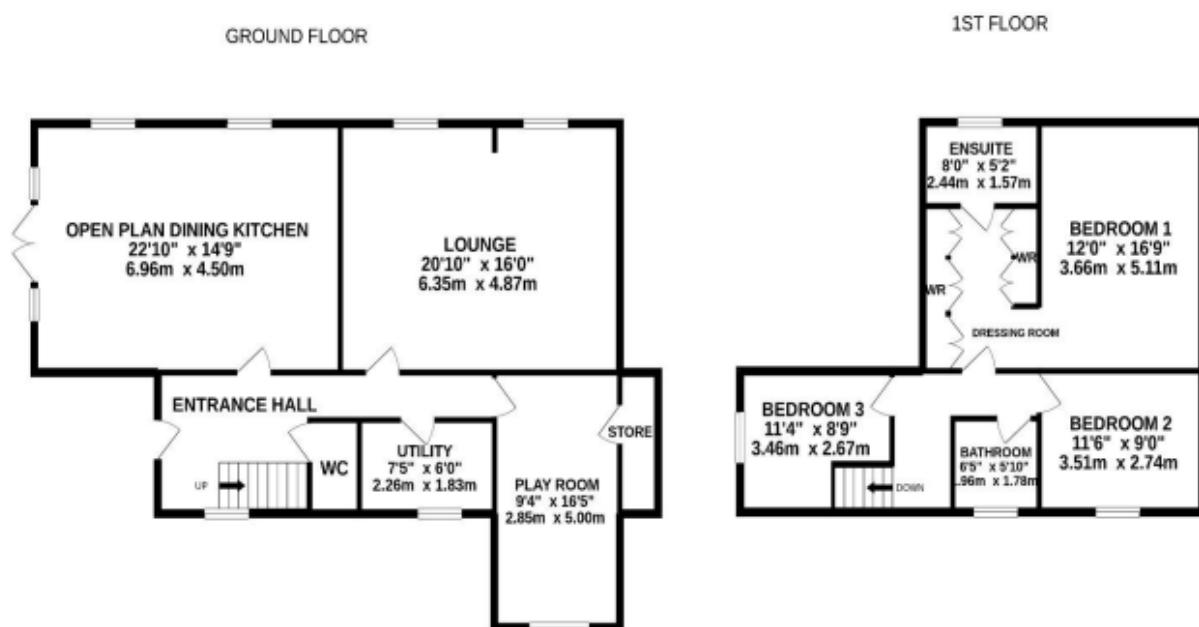




**RAFTERS HOUSE & HAYLOFT COTTAGE, DONCASTER ROAD, WRAGBY, WF4 1QX**

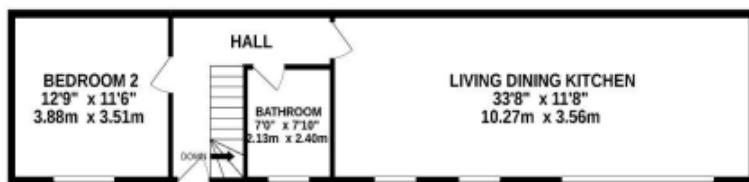
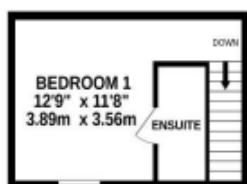
## The Rafters, Doncaster Road



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

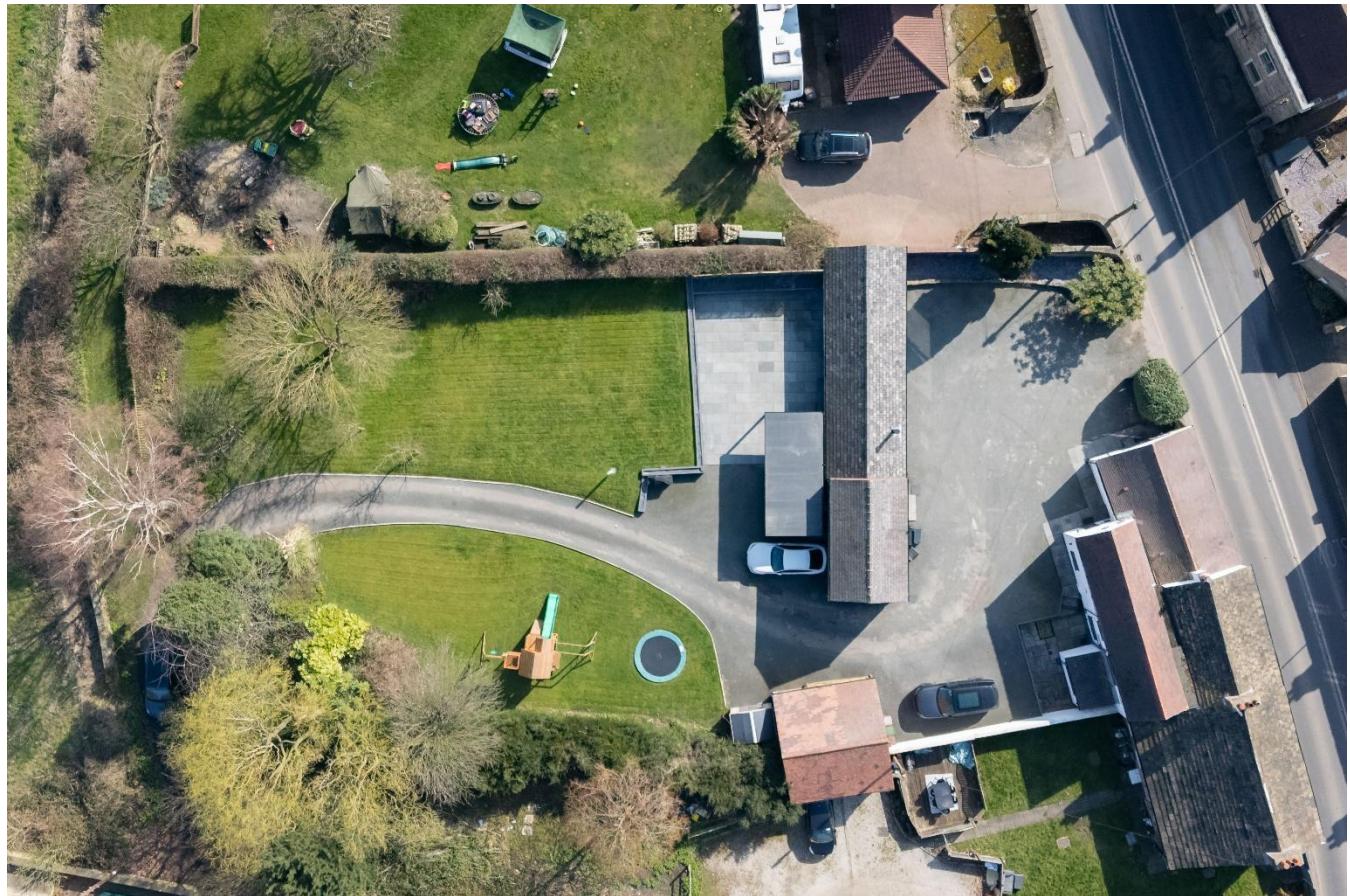
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## The Hayloft



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## PROPERTY DESCRIPTION

'RAFTERS HOUSE' AND 'HAYLOFT COTTAGE' ARE A BEAUTIFUL COMBINATION OF A PERIOD, THREE BEDROOM, GRADE II LISTED COTTAGE AND A FABULOUS CONVERTED HAYLOFT OFFERING VERSATILE TWO DWELLING ACCOMMODATION. OCCUPYING A STUNNING POSITION, WITH TWIN DRIVEWAYS AND NESTLED IN A PRIVATE COURTYARD SETTING THAT NEIGHBOURS NOSTELL ESTATE. THE PRINCIPAL HOME FEATURES MODERN, CONTEMPORARY ACCOMMODATION BLENDED WITH CHARACTER FEATURES AND THE ANNEXE WOULD SERVE THOSE SEEKING MULTI-GENERATION LIVING, BLENDED FAMILY OR PERHAPS HOME WORKING. LOCATED IN THE SEMI-RURAL VILLAGE OF WRAGBY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, AMENITIES AND IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, fabulous open-plan dining-kitchen (22'10" x 14'9"), lounge, playroom with storage cupboard, utility room and downstairs WC to the ground floor. The first floor holds three bedrooms and the house bathroom, the principal bedroom benefits from walk-through dressing room and ensuite shower room. Externally the property is approached off Engine Lane via a private driveway which leads into a large open courtyard providing off street parking for multiple vehicles, with additional gates providing access off Doncaster Road. There are fabulous lawn gardens with superb patio for alfresco dining and entertainment with a summerhouse. The Hayloft offers entrance hall, open plan living/dining kitchen, bathroom and double bedroom to the ground floor. To the first floor is an additional double bedroom with ensuite shower room. Viewings are a must in order to truly appreciate the accommodation and grounds on offer.

**Offers Around £700,000**

## ENTRANCE HALL

Enter into the property through a double-glazed multi panel timber and glazed door into the entrance hall. There is fabulous Indian stone flagged flooring and a bank of windows with secondary glazing which provides a fantastic outlook to the front elevation. There is inset spot lighting to the ceiling, a glazed balustrade leading to the first floor with useful under stairs storage cupboard and the entrance hall provides access to the downstairs W.C., the lounge, the utility room, the kitchen and the multipurpose ground floor room currently used as a play room.



## DOWNSTAIRS WC

The downstairs W.C is accessed via the entrance hall. It comprises of a low-level W.C. with concealed cistern and a wash hand basin with vanity cupboards beneath. There are two ceiling light points, an extractor fan and the newly installed house alarm.



## OPEN PLAN DINING KITCHEN

Measurements – 22'10" x 14'9"(6.96m x 4.50m)

The open plan dining kitchen room enjoys a great deal of natural light which cascades through dual aspect windows with two banks of windows with secondary glazing to the front elevation. There is a fabulous arched French door with adjoining windows to the side elevation which provides direct access to the front courtyard. The open plan dining kitchen room features an impressive, vaulted ceiling with exposed timber trusses and beams on display. There is a fabulous, exposed stone wall and Indian stone flagged flooring, and the focal point of the room is the cast iron clear view log burning stove which is set upon a raised tiled hearth with timber mantel surround.

The kitchen features high quality fitted wall and base units with shaker style contrasting coloured cupboard fronts with complimentary quartz work surfaces over. These incorporate a twin ceramic Belfast sink unit with a brushed chrome mixer tap/boiling water tap. The kitchen is well equipped with high quality Bosch inbuilt appliances which includes a four-ring ceramic induction hob with down draft extraction, an integrated shoulder level double oven, a shoulder level microwave combination oven and warming drawer, an integral dishwasher and a wine cooler. There are soft closing doors and drawers, fabulous quartz work surfaces, two pull-out pantry cupboards and plinth lighting. The centre piece of the kitchen area is the fabulous breakfast island with matching quartz work surface which provides a great deal of space for informal dining and for food preparation.





## LOUNGE

Measurements – 20'10" x 16'0" (6.35m x 4.87m)

The lounge is a generously proportioned, light and airy reception room which features two banks of windows with secondary glazing to the front elevation and two wall light points. There are fabulous, exposed timber beams and batons on display, two vertical cast iron column radiators and the focal point of the room is the impressive Inglenook brick fireplace with a cast iron log burning stove which is set upon a raised brick hearth.





## UTILITY ROOM

Measurements – 7'5" x 6'0" (2.26m x 1.83m)

The Indian stone flagged flooring continues through from the entrance hall into the useful utility room. There are fitted base units with attractive shaker style cupboard fronts with soft closing doors and quartz work surfaces over. There is plumbing and provisions for an automatic washing machine, space for a tumble dryer and a bank of double-glazed windows to the rear elevation with pleasant views onto the courtyard and gardens. The utility room features a ceiling light point and a vertical cast iron column radiator. The utility room also houses the property's Worcester Bosch boiler.



## PLAYROOM

Measurements – 9'4" x 16'5" (2.85m x 5.00m)

This multipurpose space can be utilised for a variety of uses, and it can accommodate a double bed with space for free standing furniture. It features a bank of double-glazed windows to the front elevation with pleasant views across the property's gardens, two ceiling light points, a cast iron column radiator, recessed display shelving and the room also benefits from a useful walk in storage cupboard which has lighting in situ.



## FIRST FLOOR LANDING

Taking the staircase to from the ground floor you reach the first-floor landing which has multipaneled doors providing access to three bedrooms and the house bathroom. There is inset spotighting to the ceilings and a loft hatch with drop down ladder providing access to a useful attic space.

## THE PRINCIPAL SUITE

Bedroom one measurements – 12'0" x 16'9" (3.66m x 5.11m)

Bedroom one ensuite measurements – 8'0" x 5'2" (2.44m x 1.57m)

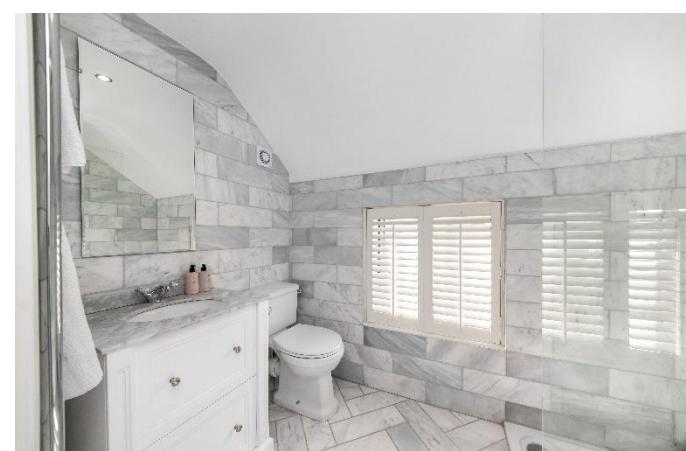
Bedroom one is a generously proportioned principal suite which features a dressing room, en-suite shower room and bedroom area.

The dressing room features floor to ceiling fitted wardrobes which have hanging rails and shelving in situ. There is a multipaneled door providing access to a luxury en-suite shower room, a cast iron column radiator, inset spotighting to the ceilings and the wardrobe area provides access to the bedroom.

The bedroom is a generously proportioned light and airy double bedroom which has ample space for free standing furniture and features a bank of windows to the front elevation with secondary glazing. The bedroom includes a cast iron vertical column radiator, a central ceiling light point, and the focal point of the room is the decorative cast iron fireplace with exposed stone hearth.

The en-suite shower room features a modern contemporary three-piece suite which comprises of a walk-in fixed frame shower with fixed glazed shower guard, a thermostatic rainfall shower head and a separate handheld attachment. There is a low-level W.C., and a wash hand basin set upon a vanity cupboard with marble top and matching marble upstand. There is attractive marble tiling to the walls and flooring, a chrome ladder style radiator, inset spotighting to the ceilings, a shaver point, an extractor fan, a bank of windows to the front elevation with secondary glazing and plantation shutters.





## BEDROOM TWO

Measurements – 11'6" x 9'0" (3.51m x 2.74m)

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which has a fantastic view of the property's gardens and of The Hayloft. There is a ceiling light point, decorative wall panelling, a cast iron column radiator and fitted wardrobes which have display shelving, hanging rails and shelving in situ.



## BEDROOM THREE

Measurements – 11'6" x 8'9" (3.46m x 2.67m)

Bedroom three can accommodate a single bed with ample space for free standing furniture or perhaps be utilised as a home office or nursery. It features a fabulous circular portal window to the side elevation with a plantation shutter, decorative wall panelling, inset spotlighting to the ceilings, a cast iron column radiator and useful fitted storage over the bulkhead for the stairs.



## HOUSE BATHROOM

Measurements – 11'6" x 9'0" (3.51m x 2.74m)

The house bathroom features a modern, white, three-piece suite which comprises of a free-standing claw foot rolled top bath with a shower head mixer tap, a broad winged wash hand basin with a chrome mixer tap and vanity cupboards beneath with attractive tiled splashback, and a low-level W.C. There is herringbone style tiled flooring, a chrome ladder style radiator, inset spotlighting to the ceilings and a shaver point. Additionally, there is an extractor fan, a Sara Son mirrored LED TV and a bank of double-glazed windows with obscured glass and plantation shutters to the rear elevation.



## THE HAYLOFT





The Hay Loft is a wonderful secondary feature to The Rafters, boasting charm and character, having been lovingly renovated into a secondary dwelling. The Hay Loft comprises of, two bedrooms, one with ensuite, house bathroom, and large open plan dining kitchen with family room/entertaining area. The Hay Loft is currently utilised as a well-established Airbnb, for more details on this please contact the office to discuss.

### **ENTRANCE HALL**

Enter into The Hayloft through a solid timber front door into the entrance hall. The entrance hall features attractive flooring, inset spotlighting to the ceilings and a wall mounted electric heater. There are doors providing access to a light and airy double bedroom, the fabulous open plan dining kitchen and family room and the ground floor shower room. There is a useful under stairs storage cupboard and a kite winding staircase with wooden banister and spindle balustrade which proceeds to the first floor.



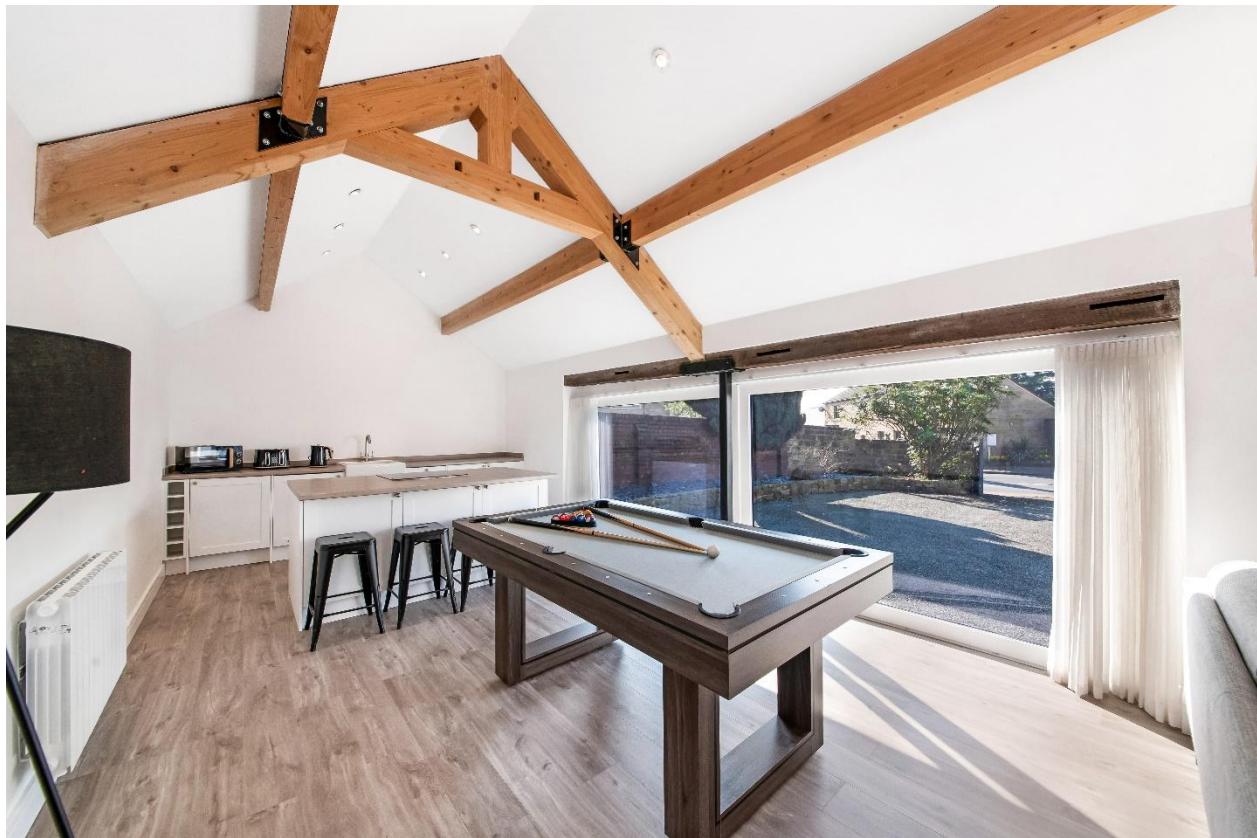
## OPEN PLAN DINING KITCHEN AND FAMILY ROOM

Measurements – 33'8" x 11'8" (10.27m x 3.56m)

As the photography suggests, this impressive light and airy reception room enjoys a great deal of natural light and features an impressive, vaulted ceiling with exposed timber beams and trusses on display. There are banks of windows to the front elevation of the property providing a great deal of natural light and providing a pleasant view onto the courtyard and of The Rafters. There is inset spot lighting to the ceilings, three wall mounted electric heaters, high quality flooring which continues through from the entrance hall and the focal point of the room is the cast iron free standing Contura log burning stove which is set upon a raised hearth and with an exposed cast iron flue. The kitchen area features fitted base units with shaker style cupboard fronts and with complimentary rolled edge work surfaces over, which incorporate a Belfast ceramic sink unit with a brushed chrome mixer tap and a matching upstand to the work surface. The kitchen is equipped with built in appliances which includes an electric fan assisted oven, a four-ring ceramic induction hob with down draft extraction, an integrated dishwasher, a built-in washing machine and an integral fridge unit with freezer compartments. The centre piece of the kitchen is the breakfast island which has additional cupboards beneath and space for informal dining.







## BEDROOM ONE

Measurements – 12'9" x 11'8" (3.89m x 3.56m)

Taking the staircase from the entrance hall you reach the first floor which leads to a landing area and opens out to bedroom one. Bedroom one is a generously proportioned double bedroom which has ample space for free standing furniture. There are fabulous, exposed timber trusses and beams to the ceilings, a bank of double-glazed windows to the front elevation with exposed stone windowsills, a central ceiling light point, and a wall mounted electric heater. The bedroom has access to an en-suite shower room.

## BEDROOM ONE ENSUITE SHOWER ROOM

The en-suite shower room features a modern, white, three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and a separate handheld attachment, a broad pedestal wash hand basin with a chrome mixer tap and tiled splash back, and a low-level W.C. with push button flush. There is attractive tiled flooring with tiling to the splash areas, inset spotlighting to the vaulted ceiling, an exposed timber beam, a chrome ladder style radiator and an extractor fan.



## BEDROOM TWO

Measurements – 12'9" x 11'6" (3.88m x 3.51m)

Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of windows to the front elevation, a wall mounted electric heater and inset spotlighting to the ceilings.



## HOUSE BATHROOM

Measurements – 7'0" x 7'10" (2.13m x 2.40m)

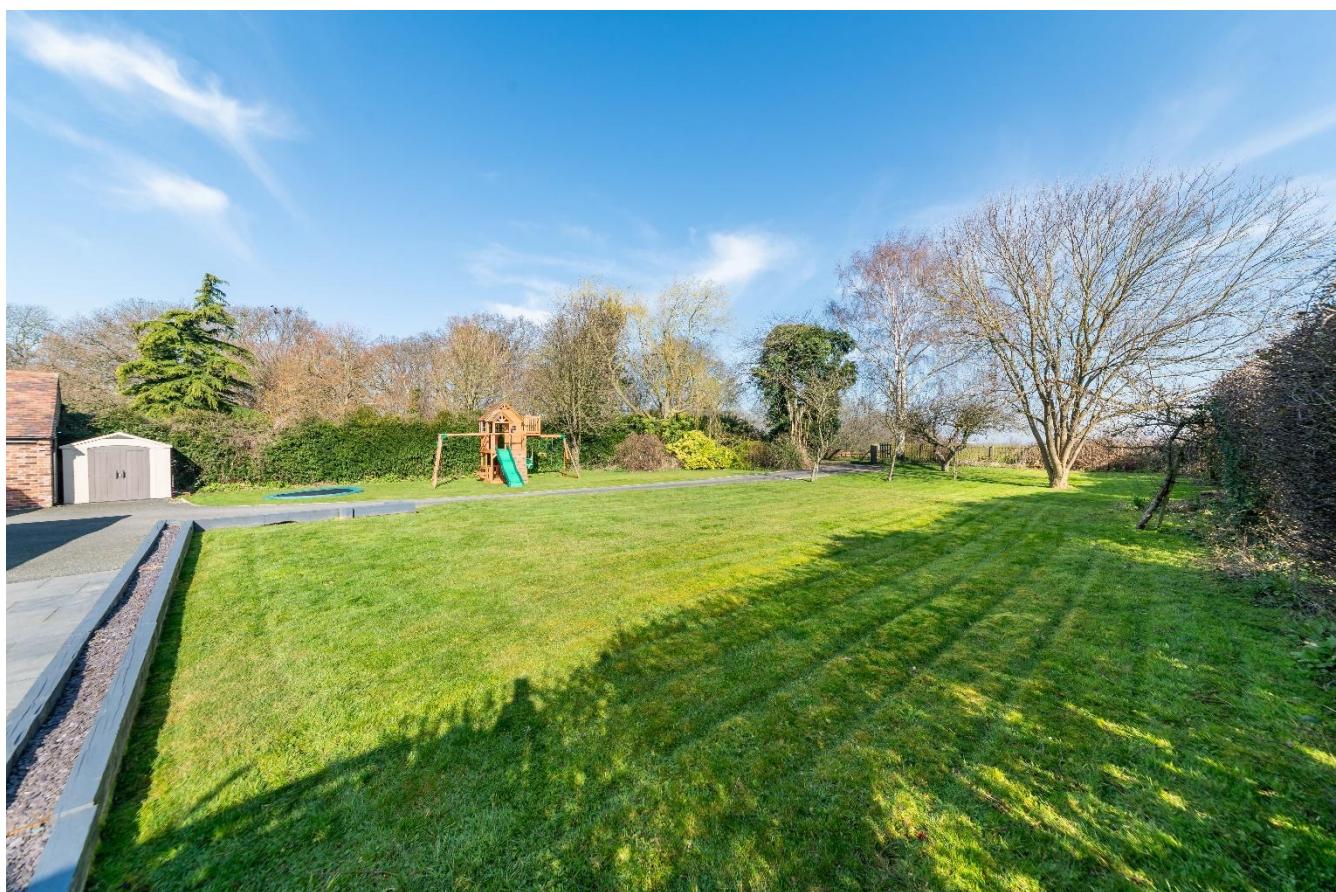
Bedroom two is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of windows to the front elevation, a wall mounted electric heater and inset spotlighting to the ceilings.



## EXTERNALLY

Externally, The Rafters and The Hayloft enjoys substantial and well-proportioned gardens with a gated driveway directly off of Doncaster Road. The front courtyard provides off street parking for multiple vehicles and could also be enjoyed as a low maintenance and private garden area with various raised flower and shrub beds and attractive stone wall boundaries. There are a second pair of five-bar gates which then provide access to the main garden. Externally to the rear there are various lawn areas with well stocked flower and shrub beds and, as the photography suggests, has ample space for the growing family with a substantial patio for alfresco dining, BBQing and entertainment. There is ample space for a children's recreational area and trampoline. There is another access point, accessed via Engine Lane, which leads to a gated driveway. The driveway then sweeps through the two main lawn areas and leads to the five-bar gate which encloses the courtyard in between both buildings. The additional benefit is the multipurpose summer house which features a fantastic, sheltered area with inset spot lighting and attractive wall cladding. There is an external kitchen area with outside plug points and with space and provisions for a BBQ. The summer house is a multipurpose space which can be utilised for a variety of uses, such as home-working, entertainment or as a hobby room. There is high quality flooring, inset spot lighting to the ceilings, two three-quarter depth windows to the front elevation of the building, and the main access is via double-glazed composite sliding patio doors. There is a wall mounted electric heater, and the summer house enjoys fantastic views across the property's gardens and grounds.











## **ADDITIONAL INFORMATION**

It should be noted the main property The Rafters has gas fired central heating including Hive, and CCTV surrounding the property. The secondary home has electric heating. Carpets curtains and certain other extras may be available by separate negotiation.

## **Property information**

Property tenure – Freehold

EPC rating – exempt as Grade II listed

Local authority – Wakefield Metropolitan District 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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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.

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## 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 08/04/2025

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