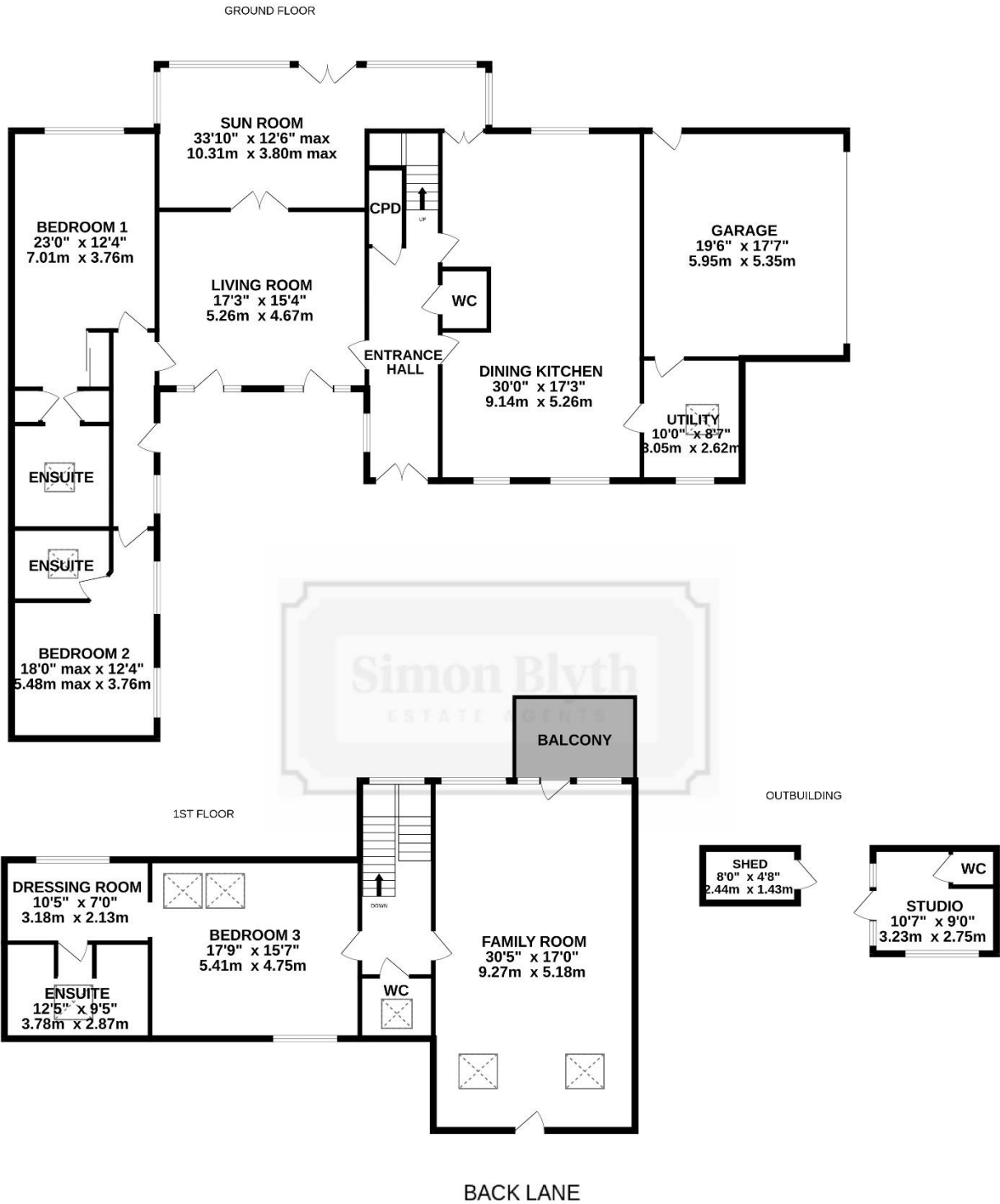




THE STABLES, BADSWORTH GRANGE, BACK LANE, BADSWORTH, WF9 1AG

The Stables, Badsworth Grange, Back Lane, Badsworth, WF9 1AG



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PROPERTY DESCRIPTION

A MOST IMPRESSIVE, RECENTLY CONVERTED FAMILY HOME. OCCUPYING AN ENVIABLE POSITION WITH FABULOUS VIEWS ACROSS THE LARGE GARDENS AND NEIGHBORING FIELDS AND COUNTRYSIDE. TUCKED AWAY OFF OF A PRIVATE GATED DRIVEWAY AND BOASTING VERSITILE, SPACIOUS AND WELL APPOINTED ACCOMODATION THROUGHOUT. THE STABLES IS LOCATED IN THE QUANT VILLAGE OF BADSWORTH WITH FANTASTIC COMMUTER LINKS, VILLAGE AMENITIES AND OPEN ASPECT VIEWS BEYOND.

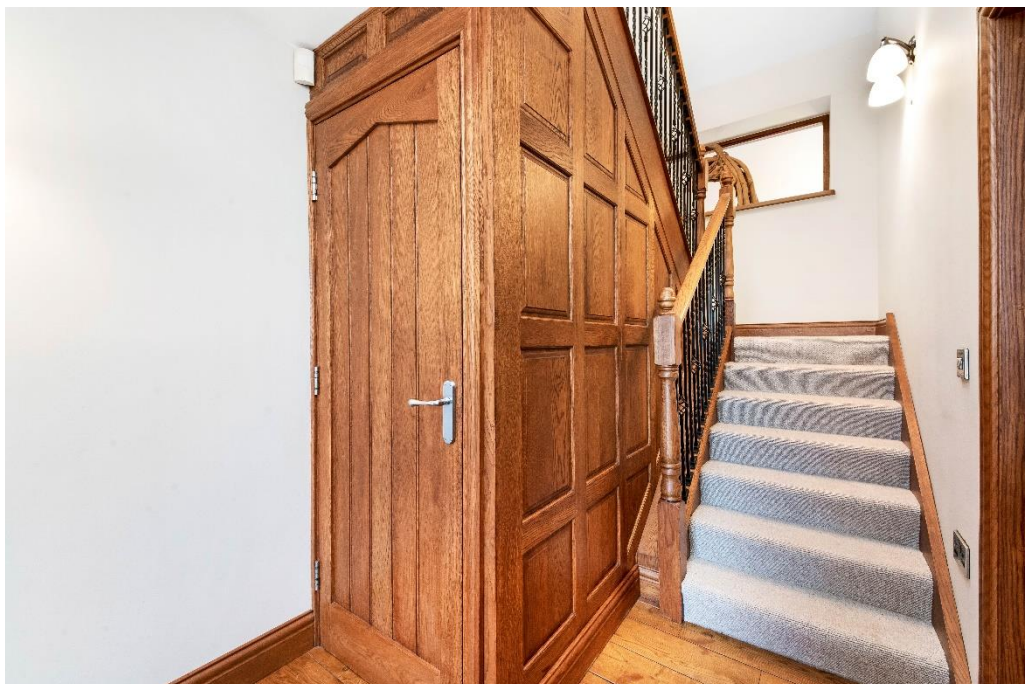
The accommodation briefly comprises of entrance hall with part vaulted ceiling, downstairs W.C., fabulous living dining kitchen with adjoining utility room, integral double garage, impressive lounge with additional garden/sunroom, two ground floor bedrooms both served with en-suites. To the first floor there is a third double bedroom with dressing room and en-suite, first floor W.C. and a versatile and multipurpose family room with balcony which could be split into two double bedrooms or alternatively be a self-contained studio utilising the existing kitchenette. Externally, the property is approached via a private shared drive which leads to a gated driveway leading to a parking area with ample off-street parking and turning. Here is a low maintenance front courtyard with beautiful walling and slate paving. To the rear is an enclosed garden with multipurpose workshop, patio and lawn which then leads to the principal rear garden that sweeps across the rear and sides of The Stables and adjoins open countryside.

Offers Around £1,200,000

GROUND FLOOR

ENTRANCE HALL

Enter the property through twin double glazed aluminium doors into a fabulous entrance hall which features a part vaulted ceiling with glazed front, a chandelier point, wall light point, and beautiful engineered oak flooring with underfloor heating. There is a three-quarter depth double glazed window to the side elevation and solid oak doors provide access to the lounge, open plan dining kitchen, family room, downstairs W.C. and enclosing a useful under stairs cupboard. A staircase with a half landing rises to the first floor with wooden banister and attractive cast-iron spindle balustrade proceeds to the first floor. There is beautiful oak panelling beneath the staircase.



DOWNSTAIRS W.C.

The engineered oak flooring with underfloor heating continues through to the downstairs W.C. which features a traditional style two-piece suite comprising of a low-level W.C. with raised cistern and a pedestal wash hand basin with chrome taps. There are two recessed shelving areas with inset spotlighting, an extractor fan, central ceiling light point and a wall mounted chrome ladder style radiator.



LIVING ROOM

Measurements – 17'3" x 15'4" (5.26m x 4.67m)

As the photography suggests, the living room is a generously proportioned reception room which enjoys a great deal of natural light with two banks of windows to the front elevation with central tilt and turn panels. There is a central ceiling light point, three wall light points, oak flooring with underfloor heating, doors providing access to the inner hallway and twin doors lead into the garden room. The focal point of the room is the fabulous brick fireplace with a stove effect living flame gas fire which is set upon a raised stone hearth.





GARDEN/SUNROOM

Measurements – 33'10" x 12'6" max (10.31m x 3.80m max)

The garden room is a multipurpose and generously proportioned reception room with triple aspect banks of Alu-Clad double-glazed windows to the rear and either side elevations. There is a part vaulted ceiling, two ceiling light points, four wall light points, and oak flooring with underfloor heating. The garden room enjoys a pleasant outlook across the courtyard garden and of the extended gardens beyond. Double-glazed French doors then lead out onto the patio with seamless access to the studio. There are double multipaneled timber double glazed doors that lead into the open plan dining kitchen.





OPEN PLAN DINING KITCHEN

Measurements – 30'0" x 17'3" (9.14m x 5.26m)

KITCHEN AREA

The open plan dining kitchen enjoys a great deal of natural light which cascades through dual aspect banks of Alu-Clad double-glazed windows to both the front and rear elevations. The kitchen area features a high-quality kitchen with units to the high and low levels with fixed frame shaker style cupboard fronts with complementary part granite and part oak work surfaces over. The kitchen is well equipped with high-quality built-in Miele appliances which includes a shoulder level oven, microwave combination oven, warming drawers, and a steam oven. There is a five-ring induction hob with granite splash back and integrated cooker hood above as well as built-in fridge and freezer units. The kitchen benefits from soft closing doors and drawers with glazed display cabinets and bench seating under the windows to the front elevation. There is a breakfast peninsular with cupboards beneath. The focal point of the kitchen is the fabulous breakfast island with an inset one and a half bowl ceramic sink unit with bevel drainer, Quooker hot water tap as well as a brushed chrome mixer tap above. The kitchen also benefits from under unit lighting, a fabulous butler cabinet and pantry cupboard. There is Fisher and Paykel dishwashers, and the kitchen area then seamlessly leads through to the dining area.







DINING AREA

The dining area has pleasant views onto the courtyard garden as well as the long gardens beyond with a pleasant tree lined backdrop. Interconnected doors proceed back into the entrance hall and a door from the kitchen area then leads into the utility.



UTILITY ROOM

Measurements – 10'0" x 8'7" (3.05m x 2.62m)

The engineered oak flooring with underfloor heating continues through into the utility room which, again, features high quality solid wood units to the high and low level with fixed frame shaker style cupboards with complementary granite work surfaces over which incorporates a Franke Belfast sink unit with brushed chrome mixer tap. There is a matching granite upstand to the work surface, provisions for a washing machine, tumble dryer and a integrated tall standing fridge freezer unit. The utility room has a part vaulted ceiling with a ceiling light point, extractor fan, and a double-glazed sky light window to the side elevation. There are doors providing access to the boiler cupboard which houses the wall mounted boiler and the hot water cylinder as well as a door leading into the double integral garage.



DOUBLE INTEGRAL GARAGE

Measurements – 19'6" x 17'7" (5.95m x 5.35m)

The garage features an electric remote-controlled sectional up and over door. There is lighting and power in situ, a pedestrian access aluminium double glazed door to the side elevation as well as a loft hatch with drop down ladder which provides access to a useful attic space. The garage features a bank of fitted base units with high gloss cupboard fronts and with rolled edge work surfaces over.

INNER HALLWAY

The inner hallway leads from the lounge to the ground floor bedroom accommodation and also benefits from a double-glazed aluminium door to the side elevation. There is an additional double glazed Alu-Clad window which also looks out on to the front courtyard which has a pleasant tree lined back drop. There are two wall light points, a ceiling light point, oak flooring with underfloor heating and two doors provide access to two well-proportioned double bedrooms.

BEDROOM ONE

Measurements – 23'0" x 12'4" (7.01m x 3.76m)

Bedroom one is a fabulously proportioned, light, and airy exceptionally large bedroom which benefits from an array of fitted furniture. There is a bank of triple glazed Alu-Clad windows to the rear elevation with a fabulous outlook onto the property's gardens and grounds. Two ceiling light points, two wall light points, and an oak door provides access to the en-suite bathroom. The principal bedroom benefits from fitted wardrobes which have hanging rails and shelving in situ with overhead cabinets, two drawer units and a fabulous dressing table with drawers to either side. There are matching free standing bedside tables.





BEDROOM ONE EN-SUITE

The en-suite bathroom features a high quality five-piece suite which comprises of a quadrant style shower cubicle with remote controlled thermostatic shower, low-level W.C. with raised cistern, panelled bath with multi jet function and shower head mixer tap and a beautiful twin pedestal wash hand basin with chrome taps. There is attractive marble effect wall panelling to the splash areas, beautiful herringbone flooring with under floor heating, chrome ladder style radiator, vaulted ceiling with ceiling light point and two double glazed skylights to the side elevation which are remote controlled. Additionally, the en-suite has two doors which provide access to the hot water cylinder to one side and a useful toiletry and towel store to the other. The en-suite also features two shaver light points, a shaver point, and an extractor fan.



BEDROOM TWO

Measurements – 18'0" max x 12'4" (5.48m max x 3.76m)

Bedroom two is a pleasant double bedroom with ample space for free standing furniture. It benefits from two banks of Alu-Clad windows to the side elevation which have a pleasant view out to the front courtyard. There is a part vaulted ceiling with an exposed timber beam on display, oak flooring with underfloor heating, central ceiling light point and a door provides access to the en-suite shower room.



BEDROOM TWO EN-SUITE

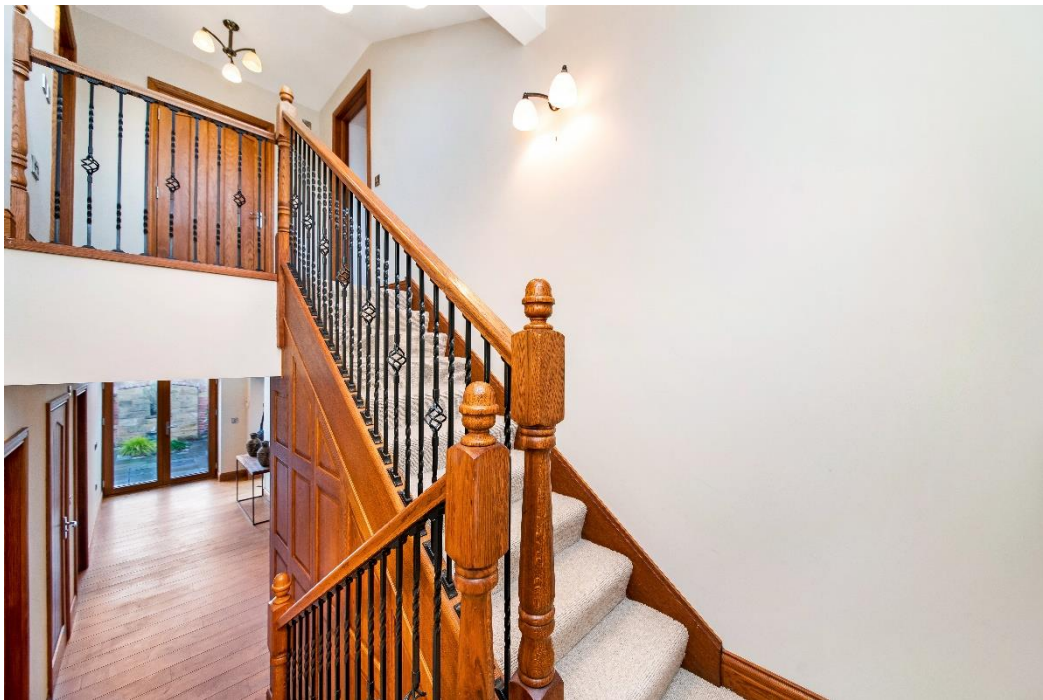
The en-suite shower room features a modern contemporary three-piece suite which comprises of a fixed frame shower cubicle with Mira electric shower and glazed shower guard, low-level W.C. with push button flush and concealed cistern which incorporates a broad wash hand basin with vanity cupboards beneath. There is oak flooring with under floor heating, wall mounted chrome ladder style radiator, shaver point, ceiling light point, extractor fan, and a remote-controlled double-glazed sky light window to the side elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the mid-level and first floor landing which features a double-glazed sky light window with integrated blind and remote function to the rear elevation. Mid-level on the staircase rising to the first floor there is a window opening which provides borrowed light to and from the garden/sunroom to the first-floor landing. There are two ceiling light points, two wall light points, a beautiful oak banister with twist spindle cast iron balustrade over the stairwell head and solid oak doors provide access to bedroom three, the first floor W.C. and the family room.



FAMILY ROOM

Measurements – 30'5" x 17'0" (9.27m x 5.18m)

As the photography suggests, the family room is a fabulously proportioned multipurpose room which enjoys a great deal of natural light with a double-glazed tilt and turn window with glazed balustrade to the front elevation which gives superb panoramic views across the valley. There is a double-glazed skylight window with integrated remote blinds and a glazed gable to the rear elevation which takes full advantage of picturesque views across the property's lawned gardens, tree lined backdrop and of the neighbouring fields beyond. There is a double-glazed tilt and turn window to the rear elevation giving access to the balcony, two skylight windows, two ceiling light points, and four wall light points. There is oak flooring with underfloor heating, ample plug points and the room benefits from solid wood fitted base units with fixed frame shaker style cupboard fronts and with complimentary granite work surfaces over which incorporate a composite inset Franke sink unit with brushed chrome mixer tap and an additional boiling Quooker tap. There is an integrated under counter fridge unit, soft closing doors and drawers and an integrated Fisher and Paykel dish drawer. This wing of the first floor could be utilised as a self-contained studio with ample space for a bedroom area, living area, kitchen area or even perhaps be utilised as two further bedrooms if so required. The possibilities are endless.

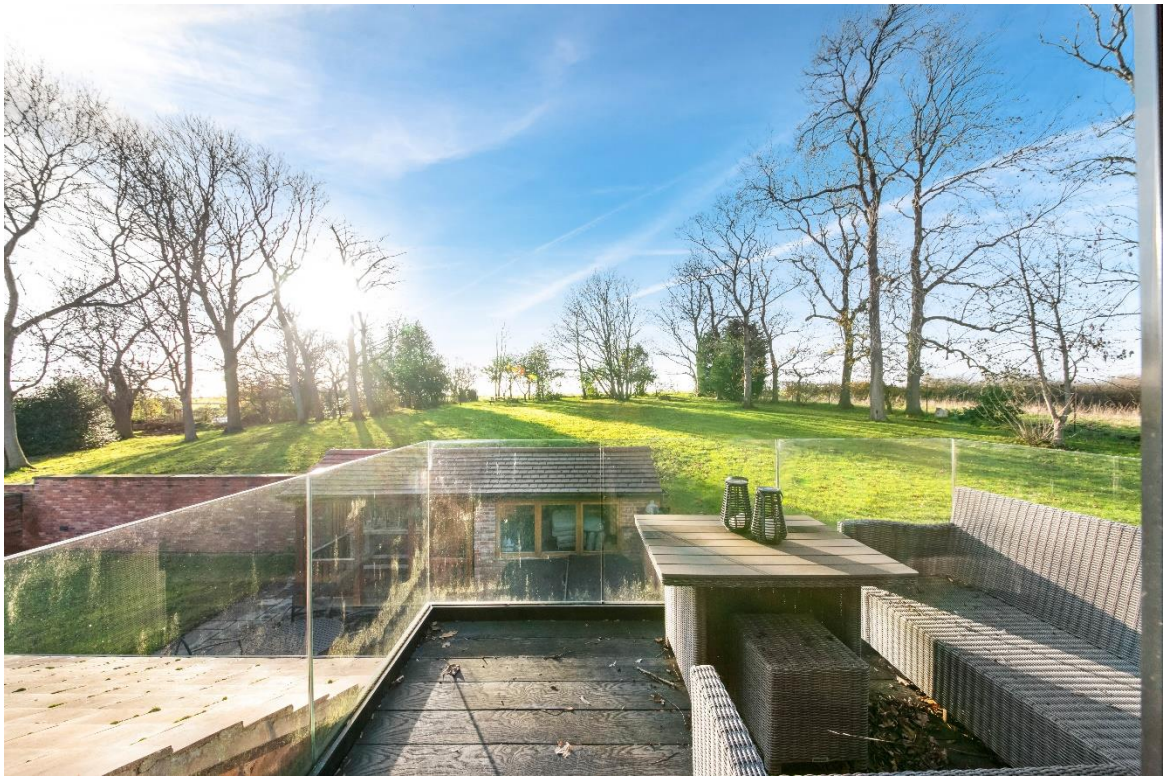






BALCONY/ TERRACE

The terrace takes full advantage of pleasant open aspect views across the valley with composite decking, lighting, power, and glazed balustrade.



FIRST FLOOR W.C.

The first floor W.C. features a modern contemporary two-piece suite which comprises of a low-level W.C. with concealed cistern and push button flush which incorporates useful storage units and a broad wash hand basin with vanity cupboards beneath. There is oak flooring with under floor heating, chrome ladder style radiator, shaver point, light, and extractor fan. Additionally, there are two wall light points and a double-glazed sky light window to the front elevation.



BEDROOM THREE

Measurements – 17'9" x 15'7" (5.41m x 4.75m)

Bedroom three is a generously proportioned exceptionally large dual aspect room which features a bank of double glazed Alu-Clad windows to the front elevation taking full advantage of the elevated position of the property with a view across the front courtyard and with far reaching views across the valley. There is oak flooring with underfloor heating, two ceiling light points, a doorway which proceeds to the dressing room/walk in wardrobes and twin double glazed skylight windows to the rear elevation which are both on a remote sensor with integrated blinds which provide a great deal of natural light and pleasant views onto the rear gardens.



BEDROOM THREE DRESSING ROOM

Measurements – 10'5" x 7'0" (3.18m x 2.13m)

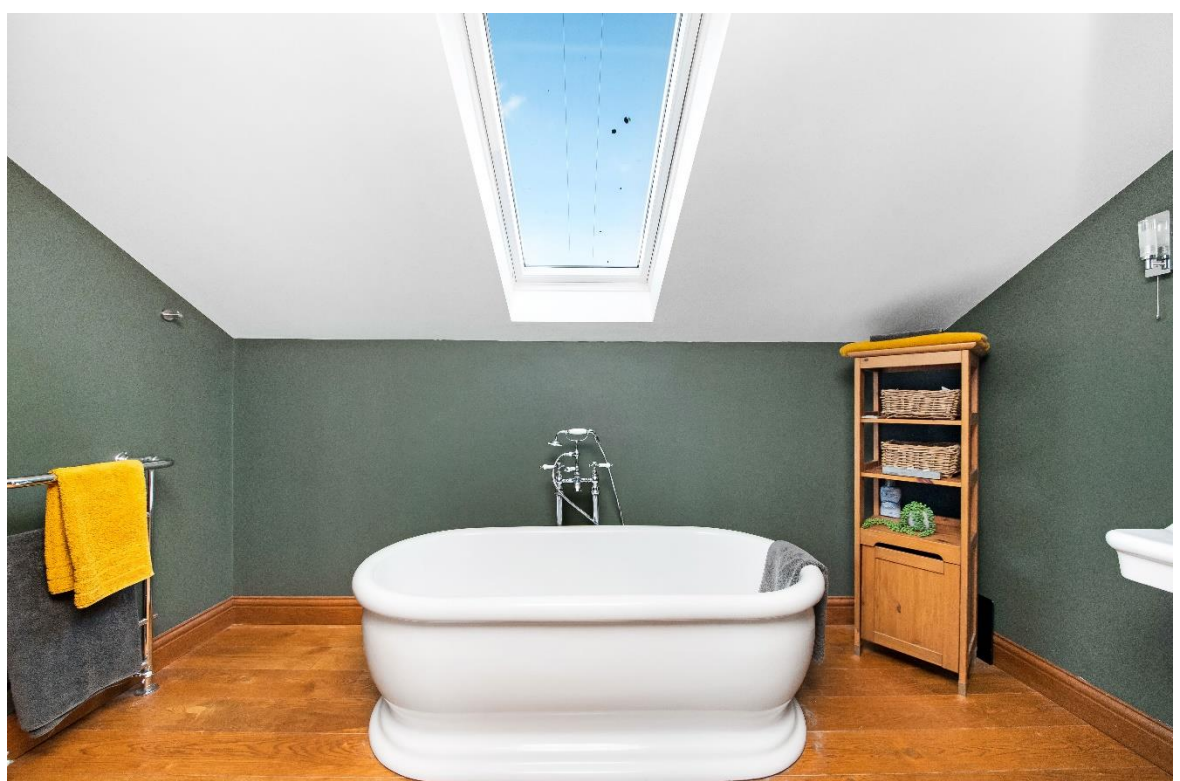
The oak flooring continues through from bedroom three into the dressing room which features a double-glazed skylight window with remote function and integrated blind to the rear elevation. There is oak flooring with underfloor heating, inset spotlighting to the ceiling and a solid oak door proceeds to the en-suite bathroom. The dressing room is furnished with high quality fitted units which include built in wardrobes with hanging rails in situ, a matching tall standing drawer unit and built in cupboards under the eaves providing a wealth of additional storage.



BEDROOM THREE EN-SUITE

Measurements – 12'5" x 9'5" (3.78m x 2.87m)

The en-suite bathroom features a fabulous high quality four-piece suite which comprises of a low-level W.C., broad pedestal wash hand basin, free standing double ended bath with floor mounted shower head mixer tap and a step in fixed frame shower cubicle with thermostatic rainfall shower. There is oak flooring, inset spotlighting to the ceiling, two light points, shaver point and an extractor fan. Additionally, there is a double-glazed remote-controlled sky light window with integrated blind to the front elevation and oak flooring with underfloor heating.



OUTSIDE

EXTERNAL FRONT

Externally The Stables is approached via a private shared driveway which leads to a remote-controlled electric gate which then opens out onto the private driveway which provides ample off-street parking as well as space for turning. The front garden is laid predominantly to lawn with well stocked and mature flower and shrub beds and beautiful mature tree lined borders. The driveway splits and sweeps across in front of the double integral garage where there are external lights, a beautiful historic external tap and there are gates which lead from this area into the rear courtyard.

As the driveway bears left you reach a beautiful set of timber gates with fabulous brick and stone topped pillars with a separate pedestrian access gate leading onto the front courtyard. The front courtyard is particularly private and completely flagged which offers an ideal space for alfresco dining, barbequing, and sheltered entertainment. There are various external lights, beautiful antique brick and stone wall boundaries. Here is the main access into the property via the twin aluminium double-glazed doors. From the courtyard there is also the pedestrian access door into the inner hallway and there is, again, a fabulous external tap and a brick construction outbuilding/shed.

The shed has lighting and power in situ and is ideal for storing garden tools.







REAR COURTYARD

Immediately to the rear of the property is a fabulous, enclosed courtyard which features a substantial patio area ideal for outside entertainment, barbequing and enjoying the afternoon and evening sun. The patio area then leads on to a square lawn area with beautiful brick walled boundaries with pedestrian access gates to either side providing access to the main gardens. There is external lighting, external taps and from the courtyard garden you can access the studio/garden office. There is a central gate which leads to steps proceeding to the main lawn area, and there are provisions and space for a hot tub.

STUDIO/GARDEN OFFICE

Measurements – 10'7" x 9'0" (3.23m x 2.75m)

This versatile space can be utilised for a variety of uses and features banks of double-glazed oak windows to the front and side elevations with a pedestrian access door, again, to the side elevation which is sheltered under a canopy. There is lighting and power, attractive flagged flooring and an oak door encloses the W.C. which includes a low-level W.C. and wall mounted wash hand basin.

FURTHER REAR GARDENS

The main portion of the rear garden is laid to lawn with fabulous mature tree lined borders, flower and shrub beds and the gardens are elevated to take advantage of the fantastic open aspect views across neighbouring fields and open countryside. From the rear garden looking back onto the property it is more obvious, the extent of the accommodation on offer and strolling around the gardens allows for a true sense of the privacy and rural setting in which the property resides. There are part fenced and part walled boundaries.









ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – F

Please note that throughout the property, the flooring is engineered oak, and all windows and doors feature aluminium external finishes with oak internal finishes.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property has 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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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.

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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 16/12/2025.

PROPERTY VIEWING NOTES



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