



Woodcote Farm, New Road

Woolley, Wakefield, WF4 2JN

For Sale

£1,200,000

Holroyd Miller have pleasure in offering a truly unique opportunity to purchase Woodcote Farm a beautifully presented and sympathetically extended stone built detached home retaining privacy from New Road and the Barnsley Road A61. Situated on the outskirts of Woolley village the home offers four bedroomed family accommodation together with four reception rooms, Little London breakfast kitchen, recently refitted bathrooms, utility room and entrance, garaging for three vehicles and gardeners store room, gated entrance with turning circle, ample driveway and parking, on the south side of Wakefield within easy reach of the motorway network for those wishing to travel to either Sheffield or Leeds within a minutes' drive of junction 38 and 39 of the M1 and within easy reach of the excellent schools of Wakefield. Only an internal inspection can fully reveal all that is on offer.

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ENTRANCE VESTIBULE

With oak entrance door with double doors leading through to

RECEPTION HALLWAY

With open staircase, beamed ceiling, light oak flooring, central heating radiator, down lighting to the ceiling.

LOUNGE

13' 2" x 19' 3" (4.03m plus bay window x 5.87m) With feature exposed stone work and feature Inglenook fireplace with brick inset and stone hearth with dual fuel stove, light oak flooring, feature walk in double glazed bay window with built in blinds, central heating radiator and two sets of French doors lead through to

EXTENDED SUN ROOM

14' 6" x 22' 10" (4.44m x 6.98m) A recent extension with three sets of bifolding doors that make the most of the views over the formal lawned gardens and stone patio, under floor heating, feature vaulted ceiling, exposed beamwork, velux roof lighting to the ceiling, opening to

BREAKFAST KITCHEN

12' 9" x 15' 11" (3.90m x 4.86m) An original "Little London" kitchen fitted with a range of cream farmhouse style wall and base units, integrated plate rack with Belfast sink and mixer tap unit, contrasting centre island with oak worktops and integrated chopping block, base units and storage, tiled floor, feature display units, feature exposed brick chimney breast with open grate, fitted Falcon range oven, down lighting to the ceiling, integrated dishwasher, extractor hood, central heating radiator.

FORMAL DINING ROOM

12' 9" x 13' 1" (3.89m x 4.00m) Situated to the front of the property having feature stone fireplace and hearth with open grate, three wall light points, three double glazed windows with built in blinds, coving to the ceiling, central heating radiator.

FAMILY ROOM

13' 0" x 19' 3" (3.97m x 5.88m) With two double glazed windows and double glazed French doors, three wall light points, light oak laminate wood flooring, central heating radiator. A light and airy room.

REAR ENTRANCE HALL

With tiled floor, storage cupboard containing central heating boiler.

CLOAKROOM

With pedestal wash basin, low flush WC, tiling, double glazed window and central heating radiator.

UTILITY ROOM

9' 8" x 5' 3" (2.95m x 1.62m) Fitted with a matching range of cream fitted wall and base units, contrasting work top areas, inset sink unit, plumbing for automatic washing machine, tiling to the walls and floor, down lighting to the ceiling, double glazed window.

SPACIOUS FIRST FLOOR LANDING

Stairs leads to spacious first floor landing with feature double glazed arch window, spindle balustrade, beamed ceiling, further double glazed window.

MASTER BEDROOM

13' 3" x 17' 0" (4.04m x 5.20m) to wardrobe fronts. Having comprehensive built in wardrobes with drawers and hanging space, beamed ceiling with down lighting to the ceiling, three double glazed windows make this a light and airy room with two central heating radiators.

ENSUITE SHOWER ROOM

Furnished with modern Edwardian style suite with pedestal wash basin, low flush WC, large walk in shower cubicle with Raindance shower head, marble tiling to the walls, slate tiling to the floor, period style heated towel rail, double glazed window and down lighting to the ceiling, extractor fan.

BEDROOM TO THE FRONT

13' 0" x 12' 1" (3.97m x 3.70m) in to recess. With storage cupboard containing immersion cylinder and CCTV, recess shelving, down lighting to the ceiling, two double glazed windows and central heating radiator.

HOUSE BATHROOM

Recently refitted with Edwardian style modern suite with wash hand basin set in vanity unit, low flush WC, panelled bath, large separate shower cubicle with shower attachment and Raindance shower head, double glazed window and double glazed Velux roof light, down lighting to the ceiling, period style heated towel rail and fitted vanity cupboard.

BEDROOM TO REAR

8' 7" x 9' 7" (2.62m x 2.94m) With double glazed Velux roof light and central heating radiator.

BEDROOM TO REAR

12' 11" x 13' 3" (3.96m x 4.06m) With double glazed windows to both front and rear, central heating radiator, down lighting to the ceiling.

OUTSIDE

The property is approached by electronic remote gates providing an impressive formal entrance with feature turning circle with Boxes hedging, stone paved driveway leads to the side and rear of the property to detached garage block, adjacent gardeners store. Formal lawned gardens surround the property to the side and rear with mature woodland screening the property from the Barnsley Road A61. Yorkshire stone paved patio leading from the sun room.

STONE BUILT DETACHED GARAGE BLOCK

31' 8" x 15' 1" (9.67m x 4.61m)

With three remote control up and over doors.

ADJACENT GARDENERS STORE

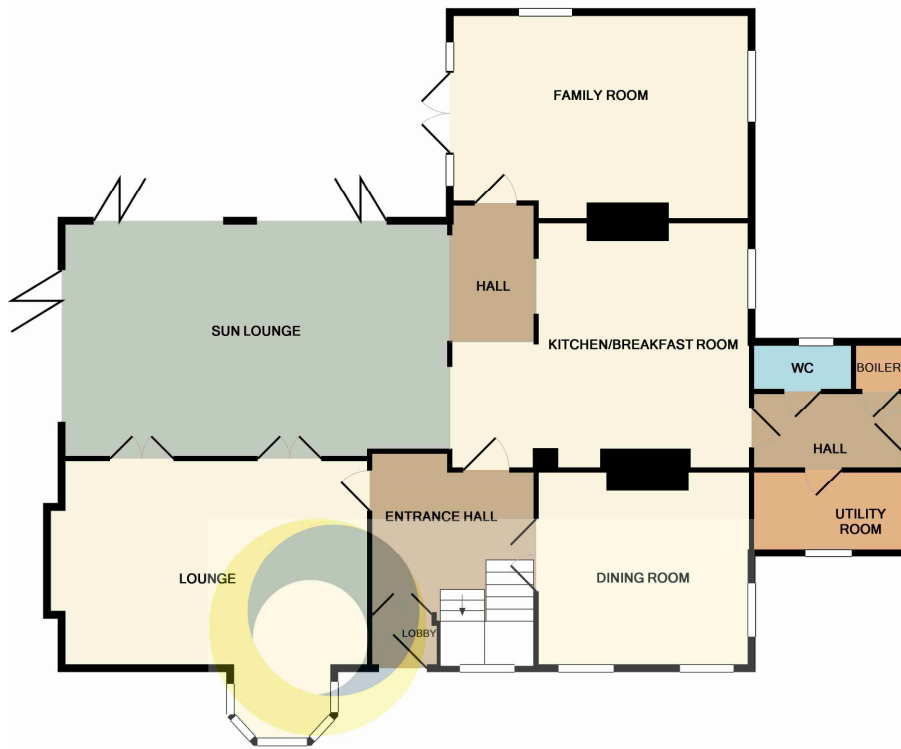
14' 7" x 11' 5" (4.46m x 3.50m)

With electric heating, full beamed ceiling, providing ample storage.

Please note the property is currently on LPG central heating however there is also an oil tank is so required. The property has a septic tank which serves this property only.







GROUND FLOOR



1ST FLOOR

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Property Specialists

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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