The Priests House Heath  
Wakefield WF1 5SN

ONE OF HEATH'S MOST HISTORIC HOUSES WHICH DATES BACK TO THE LATE 17TH CENTURY HAVING A RELIGIOUS CONNECTION WITH THE FORMER MONASTERY WHICH WAS THE OLD HEATH HALL. SET ADJACENT TO THE ENTRANCE OF OLD HEATH HALL THIS CHARMING DETACHED GRADE II LISTED COTTAGE ENJOYS EXCELLENT VIEWS OF THE VILLAGE GREEN AND HAS A LARGE PRIVATE REAR GARDEN. Stone and rendered elevations with a Yorkshire slate roof the property has not been on the market for over thirty five years and offers first class accommodation with a wealth of period features throughout and modern day expected amenities, including gas central heating. The property has a right of way over a shared drive which leads to the detached two bay double garage and the large rear garden. To the front of The Priests House is a garden enclosed by low brick walling. Internally you have a Rear Entrance Hall, Sitting Room, Study, Formal Dining Room, Fitted Kitchen, Vaulted Cellar, Three Double Bedrooms, Shower Room and Bathroom. Heath is situated south of the city of Wakefield and offers limited amenities including a great pub and tea rooms, The village is well placed for accessing the M1/M62 motorways and the soon to open Wakefield Eastern relief road. Wakefield has a thriving city centre with a main line train station and an excellent choice of schools. The cottage has an amazing history having been the home of the Father Confessor, with Mass last conducted in 1828. A home for family occupation or retirement. Viewing an absolute must.

**Offers around £425,000**

16 Wood Street, Wakefield, West Yorkshire, WF1 2ED
Tel: 01924 361631
First Floor

- Bedroom 1: 13' x 13' (3.99m x 3.96m)
- Bedroom 2: 12' x 10' (3.75m x 3.01m)
- Bedroom 3: 12' x 9' (3.61m x 2.75m)
- Bathroom: 10' x 8' (2.96m x 2.67m)
- Shower Room: 6' x 5' (1.83m x 1.52m)

Ground Floor

- Sitting Room: 19' x 13' (5.84m x 3.99m)
- Study: 13' x 10' (3.99m x 3.05m)
- Dining Room: 14' x 12' (4.26m x 3.66m)
- Kitchen: 13' x 9' (3.94m x 2.76m)
- Hall

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 or tenant. 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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GROUND FLOOR

ENTRANCE HALL
Approached from the rear of the property via a painted timber entrance door. Timber staircase with carved spindles, newel post and hand rail leading to the first floor. Door giving access to the cellar.

SITTING ROOM
16' x 13'1" (4.88m x 3.99m )
A light and bright room enjoying a wonderful view of the green and walled front garden. Half glazed and panelled front entry door. Recessed open fireplace with a brick interior and arched brick lintel over and raised flagged hearth, suitable for a log burner or open fire. Window seat, Skirting radiator. Four wall lights and centre light. Leading off the sitting room you have.....

STUDY
13'1" x 10'2" (3.99m x 3.10m )
Window offering a great view of the green with window seat under. Skirting radiator. The third reception room could be used either as a snug, playroom or fourth bedroom.
DINING ROOM
13'7" x 11'11" (4.14m x 3.63m )
Stone mullioned window overlooking the raised flagged terrace and large rear garden beyond. Raised open brick fireplace with a heavy wooden lintel over. Alcove recess and full height alcove cupboard. Exposed beamed ceiling. Skirting radiator.

FITTED KITCHEN
13'1" x 9'2" (3.99m x 2.79m )
Stone mullioned window enjoying a view down the large rear garden. A great cooks kitchen with everything to hand including a good range of kitchen units which at base level include cupboards and drawers with heat resistant work tops over. Run of wall cupboards with tiled splash back under. Exposed beam ceiling and tiled floor. A recess at the back of the kitchen providing a comfy sitting area.

VAULTED CELLAR
Stone flagged floor. Ideal for storing wine at an ambient temperature.

FIRST FLOOR LANDING
Window looking down the long rear garden. Internal leaded light on the staircase wall between the landing and bedroom three - allegedly the window for the Father Confessor to watch his visitors.
**BEDROOM ONE**
15'1" x 13'1" to include wardrobes (4.60m x 3.99m to include wardrobes)
A vaulted ceiling and window to the front offering a splendid view of the green. A comprehensive range of fitted wardrobes. Skirting radiator.

**BEDROOM TWO**
12'4" x 9'11" (3.76m x 3.02m)

**BEDROOM THREE**
11'10" x 9' (3.61m x 2.74m)
Windows on two sides with a view down the long rear garden. Skirting radiator. Small internal window to stairs.

**INNER LANDING**
Three narrow shelved cupboards. Utility cupboard with a plumbing point for a washing machine and a vent for tumble dryer.
**SHOWER ROOM**
8'5" x 5'1" (2.57m x 1.55m)

**BATHROOM**
9'9" x 8'5" (2.97m x 2.57m)
Rear window with a view of the garden. Fitted with a newly installed white suite which comprises a panelled bath, pedestal wash basin and low level wc. Deep built-in airing cupboard housing a wall mounted Worcester Bosch gas fired combi boiler heating the radiators and domestic hot water. Skirting radiator.

**ACCESS AND DOUBLE GARAGE**
The Priests House is accessed over a drive that is in the ownership of the neighbouring property, Ivy Cottage. Provision is made within the property's deeds that the owners of The Priests House have a right of way at all times to pass over the drive with a vehicle and on foot. There is also a pedestrian access over the green to the single wrought iron gate in the front boundary wall which enables visitors to come to the front entrance.

The two bay detached garage is stone faced with a pantile roof over. Twin metal up and over doors with power and light fitted.
GARDENS
The gardens have got to be a major plus point for the keen horticulturist. The neat and tidy front garden which is enclosed by a low brick wall has an area of lawn edged by a rose border. When you walk down the drive and come through the double wrought iron gates you come into a wonderful and generous rear garden which is extensively lawned and incorporates mature well stocked shrub and herbaceous borders, some fine specimen trees (some have tree preservation orders on them) and rear terrace which makes a great outside entertaining area.

AS IT WAS
As recently as 120 years ago.

SERVICES
The property is connected to mains water, electricity and gas with drainage to a septic tank.

VIEWING:
For an appointment to view, please contact the Wakefield Office on 01924 361631
DIRECTIONS
Leave Wakefield on the A642 Doncaster Road, pass under the railway bridge and at the next set of traffic lights bear left onto the Black Road (A655) signed to Pontefract and Normanton. Then after 100 yards turn left for Heath village. On entering the village you pass the pub on the right and when the village widens turn left, passing the telephone box and then follow the road to the right. Priests House is on the right immediate before the gated entrance to Old Heath Hall.

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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FLOOR PLANS
Sketch Plan for illustrative purposes only.

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IMPORTANT NOTES
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MAILING LIST
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MEASUREMENTS
Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE
Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.
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 am to 5:30 pm
Saturday - 9:00 am - 4:00 pm
Sunday - 11:00 am - 3:00 pm

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