



**LONG LANE CLOSE
LONG LANE
ACKWORTH
WF7 7EY**



SET IN BEAUTIFUL GARDENS, GROUNDS AND PADDOCKS OF APPROACHING FOUR ACRES AND SURROUNDED BY OPEN FARM LAND, LONG LANE CLOSE IS A VERY LARGE DETACHED FAMILY HOME THAT HAS BEEN SUPERBLY RENOVATED IN RECENT YEARS NOW PROVIDING A FABULOUS ARRAY OF LIGHT FRESH AND STYLISH ROOMS, ALL OF WHICH ENJOY BEAUTIFUL VIEWS OVER THE GARDENS AND BEYOND, WITH A DOUBLE HEIGHT GALLERIED ENTRANCE HALL AND A MAGNIFICENT ARRAY OF MAINLY OPEN PLAN SPACE TO THE GROUND FLOOR. This stylish beautifully finished home is sure to impress with a stunning dining living kitchen (36'0X32'0) together with garden room, sitting room, dining room, play room, cinema and study it is fair to say that when viewed it is sure to impress, an impressive staircase rises to a galleried first floor landing (approximately 72'0 in length) with five double bedrooms all en-suited and with bed one having an exceptionally large dressing room, the home has mature landscaped gardens, impressive driveway, double garage, paddocks, stables, barn and all is approached via a delightful country lane just out of the centre of high Ackworth superb commutability, with the A1 being approximately 10 minutes away and the M62 approximately 15 minutes away.

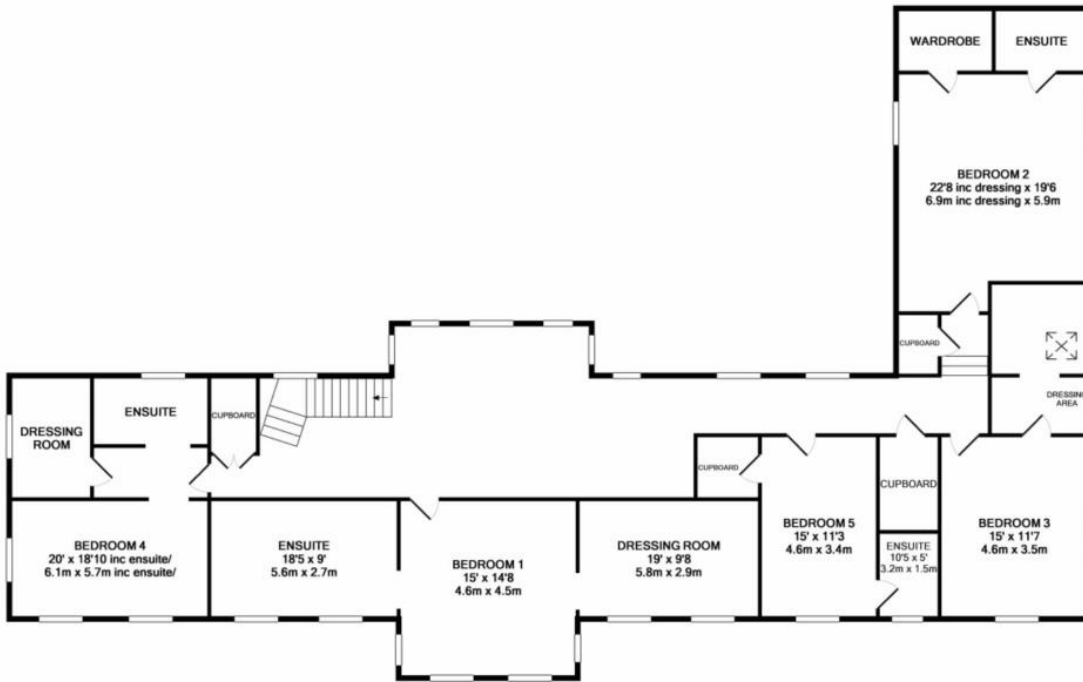
Offers Around £2,200,000

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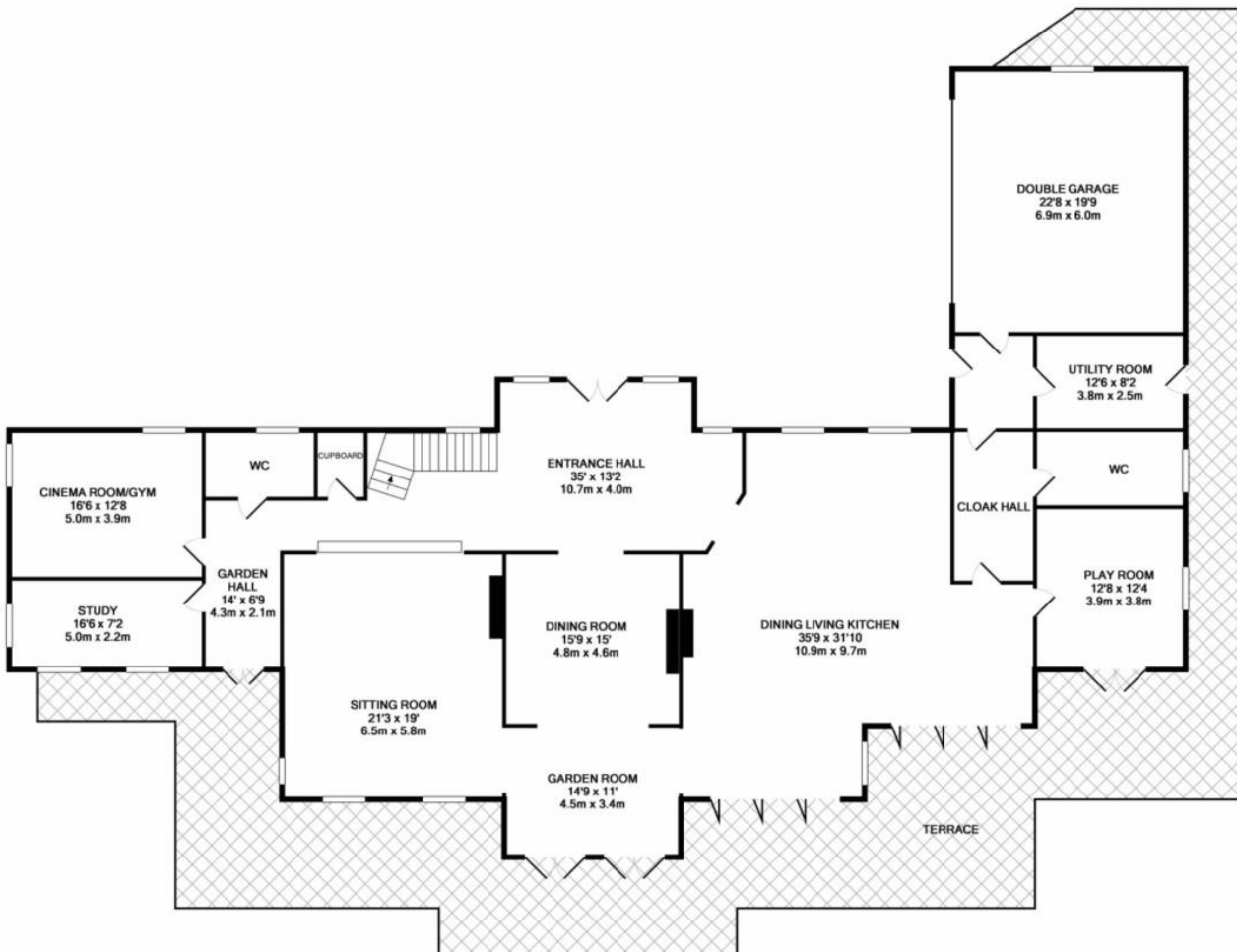


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1ST FLOOR



GROUND FLOOR

ENTRANCE

Stylish entrance door being arched top and set within an arched glazed area gives access through to the fabulous entrance hall. This entrance hall which the floor layout plan and photographs suggest is a wonderful double height space and gives a beautiful view up to the full ceiling height of the galleried first floor landing with delightful staircase. Windows play a huge role within this hallway allowing a large amount of natural light, stunning stylish features and lovely views out over the driveway and gardens and countryside beyond. The open plan living space is very much viewable from the hall therefore the impact of this wonderful home is there to be enjoyed in one impactful moment. The hallway is wired for sound, has high specification lighting and at the high level has a beautiful arched top additional glazed window. Period style doors give access through to the cloakroom.



CLOAK ROOM

Beautifully fitted.



DOWNSTAIRS W.C.

Once again particularly attractively appointed with a high ceiling height and inset spotlighting.



GARDEN HALL

There is a garden hall which gives access to two further rooms and has a stunning view out over the gardens.

CINEMA ROOM/GYM

With large windows giving views out over the driveway and gardens. This room which is wired for cinema including surround sound, it also has the adaptability of being able to be used as a gym if so desired.

STUDY

With lovely views out over the properties terrace, gardens and paddock, this well positioned study is of a good size.

SITTING ROOM

Perhaps best demonstrated by the floor layout plan and the photographs, a stunning room with wonderful views out over the property's garden and paddock and rural scene beyond. There is a delightful lantern ceiling light adding additional light, particularly high ceilings wired for sound, spotlighting, beautiful fireplace and attractive high specification flooring.



GARDEN ROOM

This with two sets of doors giving access directly out to the terrace and gardens is a beautiful sitting area and has once again very high quality flooring, inset spotlighting to the ceiling and open through to the dining room.



DINING ROOM

Open through to the hallway providing tremendous amount of light and space it is once again wired for sound, it has a central chandelier point and four wall light points.



DINING LIVING KITCHEN

Without doubt a fabulous room there are many features to highlight here, stunning flooring, beautiful bi-fold doors giving wonderful views out over the property's terrace, gardens, paddocks and rural scene beyond, a fabulous array of high specification kitchen units with beautiful marble topped island, high specification integrated appliances and four oven Aga with the usual hot plates. The dining area has a further set of bi-fold doors out to the terrace and gardens, there is inset spotlighting to the ceiling, the room is once again wired for sound,



DINING LIVING KITCHEN



FAMILY ROOM



FIRST FLOOR LANDING

From the entrance hall beautiful long staircase with stylish balustrading rises up to the first floor landing. This first floor landing has an incredible view out over the gardens and fields in the distance. There is once again beautiful lighting courtesy of windows and integrated lighting and wall light points. The first floor landing has an incredible length of approximately 72'0 and has storage cupboards and stylish central heating radiators. The first floor has under floor heating within the bathroom/en-suites and has conventional yet stylish central heating radiators within each room.



BEDROOM ONE

A lovely double room served by a huge en-suite and fabulous dressing room, the principal bedroom area has windows/glazed doors giving a lovely view out over the property's gardens paddock and rural scene beyond. There is inset spotlighting to the ceiling and once again the room is wired for sound.



EN-SUITE

Stunning in every way and having a beautiful view out over the gardens and grounds, this enormous en-suite is beautifully appointed.



DRESSING ROOM

Fitted to the highest of standards and having a stunning view courtesy of two windows out over the property's gardens and grounds,



BEDROOM TWO

Often used as a guest bedroom, this bedroom is positioned at the other end of the home, it is a lovely through double room with windows overlooking the driveway and the gardens, it is served by a high specification en-suite and good sized walk-in wardrobe. The room is fitted with inset spotlighting to the ceiling, it also has an additional chandelier point due to the particularly high ceiling height within this room.



BEDROOM THREE

Once again a particularly welcoming double room with fabulous views out over the property's gardens including the terrace, orchard and paddock. The room is finished to a high standard and has a dressing area and beautifully equipped large en-suite.



EN-SUITE



BEDROOM FOUR

This superb child's bedroom has three windows overlooking the property's gardens and grounds, a further window from the dressing area overlooking the driveway and fields in the distance and a large window overlooks the paddock from the en-suite all is decorated and presented to a high standard.



EN-SUITE



BEDROOM FIVE

Yet again a fabulous double bedroom with dressing room/walk in wardrobe and en-suite. The bedroom has inset spotlighting to the ceiling and a fine view out over the gardens and grounds.



EN-SUITE

A particularly good sized en-suite fitted with both bath and shower.



EXTERNALLY

Long Lane Close is in a beautiful location positioned a short walk away from other homes yet in its own delightful rural setting with surrounding fields which give a degree of privacy rarely found. With well established boundaries Long Lane Close sits behind automatically operated gates within attractive walling, these gates lead through to the very large driveway providing a superb frontage to the home and giving a huge amount of parking and turning space. There is also access to the double garage and a further parking area to the side suitable for caravan, motorhome and the like. There is a further drive leading off the principal drive giving access down to the stable block and paddock.



GARDENS

The gardens truly need to be seen to be fully appreciated, there is a raised flagged terrace that runs the full length of the home and not only gives great external entertaining space (with outside lighting and outside speakers) but also wonderful views out over the particularly pleasing setting. The terrace allows a view out over the side lawn, the orchard, the large L shaped lawn with high quality steps leading down to that lawn and also views out over the paddocks with their mature trees and park land style setting. In total the home sits in acreage approaching 4 acres, behind mature trees and shrubbery, there is the stable/barn block.



GARDENS



STABLE/BARN BLOCK

These which are built of timber are aged yet substantial buildings and are complimented by a yard and concrete areas which have a variety of gates out to the fields, there are three stables all of a good size, one barn area is used as an open field shelter within the summer months and within the winter for the housing of fodder. There is a further timber barn with twin connecting doors, this has windows to two sides and a further entrance door this useful building has been used for a variety of purposes over the years adjacent to this is a bail store being particularly high and once again of timber construction.

PADDOCKS/FIELDS

The paddocks/fields are down to grass and are complimented by well established boundaries, mature trees and shrubbery. We are informed that riding out from here is a particularly pleasurable experience with country lanes being adjoining and close by. It should be noted the property was renovated substantially just a few years ago and therefore has very high specification throughout including insulation, wiring, heating, glazing and the like.





ADDITIONAL DETAILS

Attention to detail has been a priority particularly when extensions have been carried out, the blending has been particularly well performed with cat 6 wiring, high quality fittings throughout, underfloor heating both to the ground floor and bathroom and en-suites, high specification security system including cctv, central heating, outside lighting, outside speakers, automatic gates and well maintained gardens and grounds.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399

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

FLOOR PLANS NOT TO SCALE- FOR IDENTIFICATION PURPOSES ONLY

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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 to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 20/10/18