

# Tyersal Bank Farm Smalewell Road, Pudsey, LS28 8HT

## Offers In The Region Of £995,000

Equestrian/small holding opportunity! Nestled in the countryside with amazing views and electric gated entry, hides this neat parcel of 5.8 acres of land on which sits a stunning detached family home, stables, enclosed paddocks, a renovated barn and useful ancillary buildings. These would be perfect for a home office, small business or maybe a hobby room... offering great versatility! Delightful rural setting yet extremely convenient for local amenities and both public and private schooling and transport links. Originally dating back to 1850 and formerly two buildings, this commanding former coaching house has been carefully refurbished by the present owners and now boasts a substantial, four double bedroom, three bathroom family home complemented by modern reception space, with access out to the principal gardens to the rear. Privacy and seclusion are a real feature and the opportunities are limitless with scope for an equestrian business, small holding or home working in this most stunning of settings. It even has its own lake! The property is accessed from Smalewell Road, down a short country lane/bridal path so there is ample opportunity for hacking out for those with equine interests, or you could try a spot of fishing in your very own lake!

- Rare Opportunity!
- 4 double bed residence.
- Electric gated entry.
- Fabulous open field setting!
- Perfect equine/small holding.
- Paddocks & extensive grounds.
- Secluded country lane.
- 5.8 acres in total.
- Barn/ancillary buildings.
- Local amenities/schools.

# Tyersal Bank Farm Smalewell Road, Pudsey, LS28 8HT

## INTRODUCTION

Rare opportunity! Equestrian/small holding interests!! Nestled in the countryside with amazing views and with electric gated entry is this lovingly refurbished detached family home with stables, enclosed paddocks, a renovated barn and useful ancillary buildings which offer great versatility to use as you wish - home office, small business or even a hobby room! The property sits in extensive grounds of 5.8 acres and this will be of interest to so many different parties. Originally dating back to 1850 and formerly two buildings, this commanding former coaching house has been stylishly updated and now provides an impressive four double bedroom and three bathroom residence complemented by fabulous reception space, all finished to an exacting standard with luxury and quality throughout! Every room in this stunning home has wonderful open field views and privacy and seclusion are a real feature to be enjoyed and relished. It even has its own lake! Opportunities are limitless with scope for an equestrian business, small holding or home working in the most stunning of settings! Local amenities, both public and private schooling along with excellent commuter links are all close to hand. The property is accessed from Smalewell Road, down a short country lane/bridal path so hacking out could be a daily event for those with equestrian interests!

## LOCATION

Smalewell Road is conveniently situated between Leeds and Bradford City Centres. Commuting to both business centres is straight forward either by private or public transport. The A6120, A647 and A657 provide major links to the motorway networks, with the M62 being just 6 miles away. The market town of Pudsey is just minutes away by car and offers every amenity you could imagine from small local shops to supermarkets, village pubs and eateries. The quiet local pub is literally a short walk up the road. Just along the A647 is the popular Owlcotes Centre offering a selection of major high street retailers such as Asda and M&S. Calverley Golf Courses are only a short drive away. Pudsey railway station is 2 miles from the property and is adjacent to the Owlcotes Centre.

## HOW TO FIND THE PROPERTY

Sat Nav - Post Code - LS28 8HT

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Perfect for wellies, coats, bags and shoes.

#### ENTRANCE HALL

A lovely modern hallway with access to the lounge and stone steps down to ...

#### DINING ROOM

15'7" x 15'0"

A beautiful, elegant reception room with dual aspect to the front and rear elevations, Yorkshire stone flagged floor and feature stone fireplace with with space for inset cast iron range. Exposed beams and some amazing open field views!

#### LOBBY

With access out through the bespoke porch to the bridal path and door to ..

#### DINING KITCHEN

16'0" x 11'0"

A well planned, stylish, luxury family space, flooded with natural light from the dual aspect windows to the rear and side elevations and with French doors out to the garden where there is ample space for a dining table and chairs on the patio for alfresco dining. The kitchen boasts high quality, shaker style, white gloss fitted units with black quartz work surfaces. Recess for a tall American style fridge freezer and feature chimney breast with timber lintel over with space for a range cooker. Integrated washing machine, tumble dryer, dishwasher, microwave and Belfast sink with mixer tap complete the line up. Great day-to-day seating at an impressive central island, perfect for a coffee or light lunch!

#### LOUNGE

20'0" x 15'0"

So spacious and again, flooded with natural light and with those wonderful field views from the windows to the front. Feature fireplace housing a living flame gas stove, inset in the chimney breast with timber lintel over and exposed brick back. Window seats to both windows, perfect for taking in the view or watching the local wildlife.

#### GUEST WC/SHOWER ROOM

9'0" x 5'0"

Ideal for a busy family home, a fully tiled modern space with walk in shower, heated towel rail, WC and basin.

### FIRST FLOOR

#### LANDING

A lovely spacious landing with delightful outlook over the front garden and doors leading to ...

#### MASTER BEDROOM SUITE

18'0" x 16'0"

Such an impressive size with those amazing views to the front and so light and airy! Stunning presentation with feature decor to one wall and access to ...

#### LUXURY ENSUITE SHOWER ROOM

12'0" x 3'4"

Offering a modern suite with large walk in shower, dual shower head, basin set into a vanity storage unit, heated towel rail and WC. Modern, stylish tiling.

#### BEDROOM THREE

12'0" x 8'0"

Another double bedroom, currently used as an office. Lovely and light with those amazing views!

#### BEDROOM TWO

12'7" x 11'8"

Wow!! Stunning exposed brick chimney breast wall to this third double bedroom and did I mention the view!

#### BEDROOM FOUR

11'4" x 7'8"

A comfortable double at the front of the house with a fantastic outlook towards the lake and tree line!

## **BATHROOM**

**11'8" x 8'0"**

What a large bathroom! Traditional yet with modern theme incorporating a large bath with Victorian style, twin headed shower over, WC and wash hand basin. Useful fitted storage and modern tiling to wet areas. Window to the rear elevation

## **OUTSIDE**

The property sits in extensive south facing grounds and paddock land extending to some 5.8 acres, all laid out in a neat and tidy parcel, accessed without leaving one's own property and nestled privately and securely behind electric gates. There is a wildflower garden with a large aluminium greenhouse but the principal family garden is at the rear of the house. It is mature and well stocked with a paved and gravel patio area, perfect for alfresco dining, accessed from the dining kitchen. There is a further lower terrace, which captures the evening sunshine, perfect for sitting out at the end of a busy day and enjoying this wonderful tranquil setting with a glass of something chilled!

## **PADDOCK LAND**

With post and rail fencing, electrified, with running water and ideal for those with equine interests or with small holding intentions! The land is well maintained with defined borders and a livery yard has been run from here. The magnificent lake attracts local wildlife and is stocked with carp - ideal for the anglers amongst you!

## **ANCILLARY BUILDINGS**

### **Stables**

Adjacent to the house are 5 stables all with running water and lighting. Approx 12'x12' with one being slightly smaller. There is also a tack room, again with lighting, water and power, ideal for saddlery and feed storage.

### **BARN**

**27'5" x 21'5"**

This former barn has been converted to create a photographic/video studio yet is so versatile, with many other potential uses. The building has both a door and a roller shutter, as well as a mezzanine level and would be ideal as a workshop, garaging for your classic car collection, etc. the possibilities are endless!

### **WORKSPACE 1**

**15'3" x 9'0"**

A large, useful space with potential for a home office, or again endless possibilities with pedestrian door and window.

### **WORKSPACE 2**

**15'3" x 12'0"**

Another great size space with loads of potential with its own access.

### **CAR PORT**

Undercover parking for two cars. This combined with the driveway space means that in total there is parking for 15 cars!

### **SPECIAL NOTE**

Please note that the Google Street view of this property is not representative as it was taken prior to the property being renovated.

It is considered that there may be future potential for a building plot to the left of the electric gates when entering the land or conversion of the above barn to a dwelling. Interested parties should satisfy themselves in this regard via their own legal representative.

### **ADDITIONAL SERVICE-Disclosure Financial Interests**

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

### **BROCHURE DETAILS**

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

### **MORTGAGE SERVICES**

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.