



Highfield Barn, 559 Aberford Road WAKEFIELD WF3 4AH



A truly unique and individual newly built barn set in approximately two acres of private gardens affording fabulous far reaching views and a wonderfully private setting. The property was built for the sellers retirement and not for resale but due to circumstances is now offered for sale.

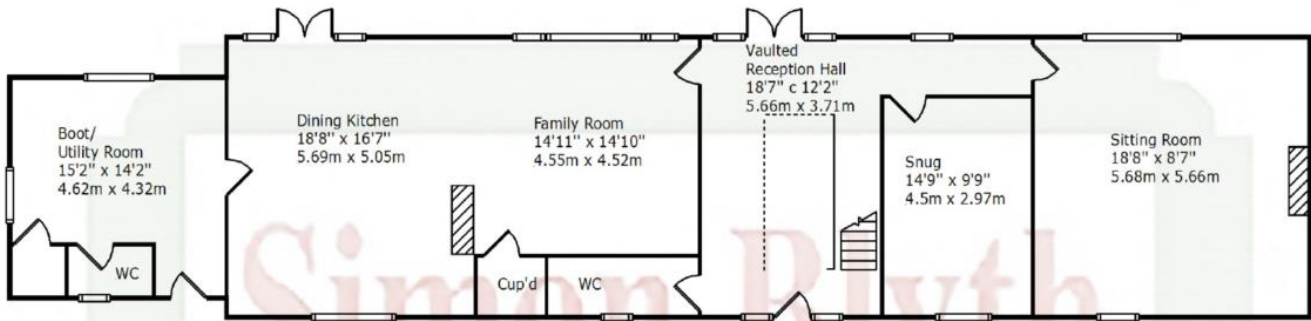
Presented to an exceptionally high standard and constructed with a wonderful eye to detail this impressive detached residence is a stunning example of traditional design blended with a modern bespoke interior. Ideal for the family market the property is located on the very outskirts of Wakefield allowing easy access to local amenities, highly regarded schools and transport links, making this an ideal position for commuters with the motorway network just minutes away. The privacy of the setting and land surrounding the property provides a feeling of safe seclusion yet the cities of Wakefield and Leeds with all that they offer are on the doorstep. The spacious accommodation is arranged over two floors with no expense spared on finish quality and charming character filling every room. To the ground floor a grand reception hallway full of light extends up to the atrium landing with picture window to the rear aspect affording stunning views over surrounding countryside. The main lounge features an inset fireplace with log burning stove, further snug reception room and a most impressive open plan dining kitchen with further living space ideal for families or a stunning space for entertaining. To the first floor are four generous double bedrooms, bedrooms one and two with luxury en-suite and further house bathroom. Further features include, gas fired underfloor heating to the ground floor. French polished oak internal timbers for minimal maintenance. Integrated sound and CCTV systems along with CAT5 electronics. Only a close inspection will fully reveal the stunning quality, overall size and unique setting of this wonderful home. EPC rating is B.

Price £1,250,000

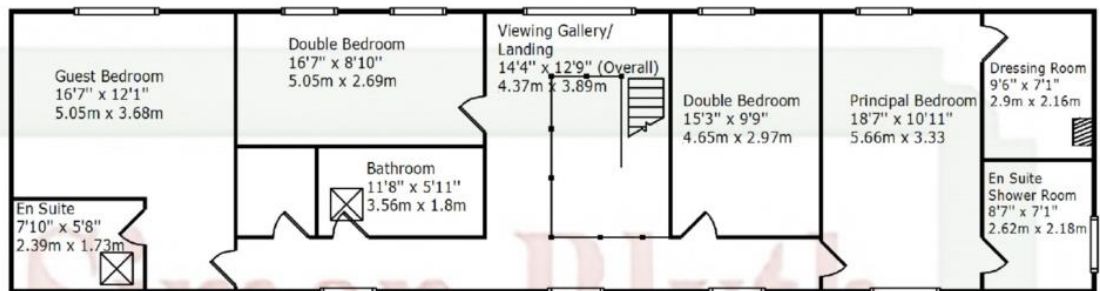
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Aberford Road



Ground Floor



First Floor

Drawing: SB-Wfd-18-019



GROUND FLOOR

RECEPTION HALL

A spectacular entrance reception hall with contemporary steel and glass staircase leading to the first floor and picture windows with patio doors opening out to the rear patio. Spotlights to the ceiling. Built in under stairs storage and doors leading to:



CLOAKROOM/W.C.

Fitted with a two piece suite comprising, wash hand basin and W.C. Window to the front aspect and extractor fan.

LOUNGE

A spacious sitting room with log burning stove set in a feature inset fireplace with exposed brick and timber surround. Wall light points and large picture window to the rear aspect with views over the paddock.



SNUG / STUDY

A second sitting room or home office with window to the front aspect and wall light points.



FAMILY ROOM

Part of the wonderful open plan dining kitchen this spacious family area off the kitchen features large picture window to the rear aspect and provides an ideal space for entertaining.



KITCHEN

The kitchen is fitted with a comprehensive range of wall and base units with complementing solid wood work top space over incorporating a Belfast sink with mixer tap. Space for Aga with extractor over. Built in dishwasher and fridge. Spotlights to the ceiling. French doors to the rear patio and large picture windows fill this room with natural light complementing the neutral decoration and natural tones.



BOOT ROOM / UTILITY

A spacious boot room utility with feature exposed brick wall and further fitted base units incorporating a stainless steel sink with mixer tap. Plumbing for washing machine and space for dryer. Tiled flooring, spotlights to the ceiling and windows to both side and rear.



CLOAKROOM / W.C.

Second ground floor cloakroom fitted with a two piece suite comprising, wash hand basin and W.C. Window to the front aspect and extractor fan.

FIRST FLOOR

ATRIUM LANDING

A grand landing with Apex ceiling featuring exposed timber beams and king post steel trusses. The magnificent gallery area with picture window allows full enjoyment of the views to the rear. To the front aspect 'arrow slot' windows add to the character of property while providing additional natural light to the generous corridor.



BEDROOM 1

All bedrooms feature vaulted ceilings with exposed steel trusses and timber beams. The master suite features windows to both front and rear aspects along with walk in wardrobes and en-suite.



EN-SUITE

Fitted with a luxury three piece suite comprising, walk in shower, wash hand basin and W.C. Tiled walls and flooring. Extractor fan. Spotlights and exposed timber to the apex ceiling and window to the side aspect.



BEDROOM 2

A generous double bedroom with window to the rear aspect. Exposed timber and steel work to the apex ceiling and en-suite.

EN-SUITE

Fitted with a three piece suite comprising, bath with shower over, wash hand basin and W.C. Window to the front aspect. Extractor fan. Spotlights and exposed timber to the ceiling. Tiled walls and flooring.



BEDROOM 3

Double bedroom with exposed timber and steel to the apex ceiling. Two windows to the rear aspect.



BEDROOM 4

Double bedroom with exposed timber and steel to the apex ceiling. Window to the rear aspect.

BATHROOM

Fitted with a luxury four piece suite comprising bath, walk in shower, wash hand basin and W.C. Exposed timber and spotlights to the ceiling. Extractor fan. Tiled walls and flooring.



OUTSIDE

The property is a registered smallholding with land extending to approximately two acres of beautifully kept lawns and gardens complemented with planted borders and enclosed for security. Electric gates and a large driveway lead from the main road to the house allowing ample off street parking and leading to the detached double garage. A secondary service drive allows access for larger vehicles ideal for anyone considering equestrian use of the land.





DIRECTIONS

Leave the centre of Wakefield via A642 Aberford Road and continue towards Stanley. The property is located behind private gates on the left hand side just prior to the traffic lights at Castle Gate.

VIEWING

For an appointment to view, please contact the Wakefield Office on 01924 361631

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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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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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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