



Yorkshire's
Finest
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The lodge, Beaconsfield Farm
Flockton Moor, Wakefield



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Offers Over £475,000

DISCOVER THE BEAUTY OF THIS IMMACULATE FOUR-BEDROOM FORMER COW BARN CONVERSION LOCATED IN THE PICTURESQUE SURROUNDINGS OF FLOCKTON MOOR, HUDDERSFIELD, WEST YORKSHIRE. THIS STUNNING PROPERTY BOASTS PANORAMIC VIEWS ACROSS THE VALLEY, PROVIDING A SERENE AND TRANQUIL ATMOSPHERE. ENJOY THE CONVENIENCE OF PRIVATE PARKING AND THE MODERN CHARM OF OPEN-PLAN LIVING SPACES, MAKING IT AN IDEAL BLEND OF LUXURY AND COMFORT. THIS PROPERTY TRULY OFFERS A UNIQUE BLEND OF COUNTRYSIDE LIVING WITH CONTEMPORARY AMENITIES.

Entrance Hall

Enhanced with wooden flooring, this property features doors that lead to both the downstairs WC and the inviting living quarters. The elegant floor-to-ceiling casement windows not only offer picturesque views into the living room but also flood the space with an abundance of natural light, creating a warm and welcoming ambiance throughout.

WC

The wooden flooring complements a stylish wall-mounted designer vintage radiator, adding a touch of charm to the space. The modern wall-mounted wash basin features a sleek chrome mixer tap, enhancing both functionality and aesthetics. Illuminated by LED spotlights, the room is bright and



welcoming, while a frosted glass window provides a glimpse of the front of the property.

Living room

Step into a spacious open-plan area featuring elegant wooden flooring and expansive floor-to-ceiling double-glazed casement windows that offer views to the front of the property. A wall-mounted vintage-style designer radiator adds a touch of character, while a built-in media unit with concealed storage below and a stylish shelf above keeps the space organised.

The living room seamlessly transitions into a welcoming dining area, complete with ample space for a sizable family dining table and chairs, perfect for gatherings and meals together. An inviting opening leads directly into the kitchen breakfast area, creating a seamless flow between the different functional spaces, ideal for modern living and entertaining."

Kitchen Breakfast room

Enter a fully fitted kitchen equipped with a range of practical floor and wall-mounted shaker-style storage units. Enjoy the convenience of granite work surfaces that house a stainless steel sink with a mixer tap and a handy shower hose attachment. The kitchen features a double oven with a five-ring

gas hob accompanied by a stainless steel extractor fan. Integrated appliances such as a fridge freezer, dishwasher, and storage drawers provide modern convenience. A sleek granite splashback adds a touch of elegance. The kitchen also includes a wall-mounted integrated microwave and a window offering views of the serene rear of the property, showcasing the rolling hills of the local countryside. Enhanced with LED spotlights, the kitchen is well-lit and functional. A door leads to the utility room, ensuring seamless access for your daily tasks.

Utility room

Floor and wall-mounted storage units for organisation with space for both a washing machine and dryer. A stainless-steel sink with a mixer tap and a shower hose attachment add functionality for various tasks. There's designated space for a fridge freezer. To enhance visibility and functionality, LED spotlights throughout.

Landing

Vaulted ceiling adorned with exposed beams, creating a cozy barn conversion ambiance in this unique property. Delicate balustrades complement a wall-mounted vintage-style designer radiator, adding a touch of character. The space is ingeniously divided with doors leading to the bedrooms and bathroom, offering

privacy and convenience. Additionally, a convenient storage cupboard provides practical storage solutions within the space.

Main Bedroom

Step into the elegant main bedroom, featuring a stylish and sleek design with a wall-mounted vintage-style radiator adding character to the space. The ceiling showcases exposed beams, enhancing the room's charm. Ample space is available for a wardrobe, ensuring practical storage solutions. A door leads to the ensuite shower, offering convenience and privacy within this inviting retreat.

En-suite

The bathroom features a spacious walk-in shower cubicle equipped with a thermostatically



controlled mixer shower and a refreshing rain full showerhead. A stylish inbuilt storage shelf adds convenience and elegance to the space. The bathroom also includes a concealed system WC, complemented by a wash basin with a mixer tap. A large mirror enhances the room's functionality and aesthetics. Stay cozy with a wall-mounted heated chrome towel rail, while a high-powered extractor fan ensures ventilation and comfort after every shower.

Bedroom

Double room featuring a wall-mounted vintage star designer radiator that exudes both style and warmth. Admire the picturesque views through the double-glazed window, offering stunning sights of the rear of the property and the neighboring fields and countryside. The room's character is heightened by vaulted high ceilings adorned with exposed beams, creating a cozy and inviting atmosphere.

Bedroom

Boasting a large double-glazed window that offers captivating views of the front of the property. Adding to the brightness is a deluxe roof window, allowing plenty of natural light into the space. The high ceiling and exposed beams provide an airy and uplifting ambiance, enhancing the room's overall appeal. While currently utilised as an office, the versatility of the space allows for it to easily transition into a bedroom, offering flexibility to suit various needs.

Bedroom

Double room featuring plush carpet flooring that adds comfort and warmth to the space. A wall-mounted vintage-style designer radiator not only offers functionality but also enhances the room's aesthetic appeal. The vaulted ceilings with exposed beams infuse a sense of charm and character into the room. Enjoy the natural light filtering through the double-glazed window, providing serene views overlooking the front of the property.

Outside

Set within this beautiful barn conversion, ample off-road parking greets you at the front of the property, ensuring convenience for residents and visitors alike. The rear of the property boasts a private garden with a spacious lawn area that seamlessly merges with the picturesque neighbouring fields and countryside, providing a tranquil backdrop. Enjoy outdoor gatherings on the deck Sun Terrace, perfect for alfresco entertaining, while steps lead down to a generous storage shed. This versatile shed offers ample storage space and the potential to be transformed into a home office or gym, catering to various needs with its multifunctional design.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: C

What3Words: [tribune.captive.desktops](#)

Parking: TBC

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

AGENT NOTES

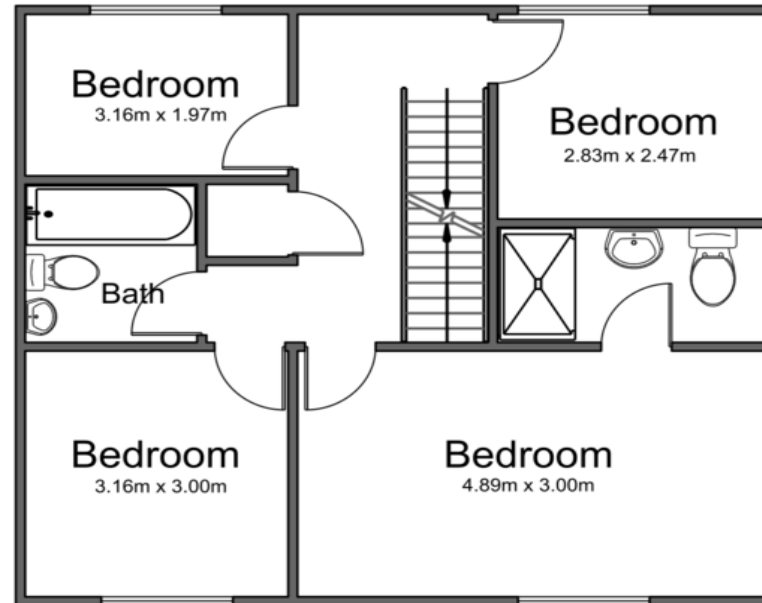
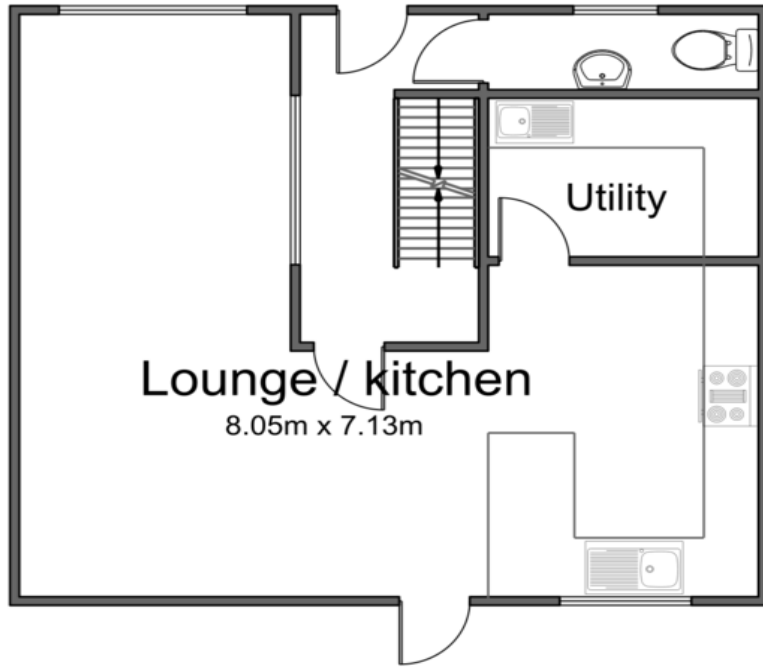
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