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**Finest**  
*A Collection of Yorkshire's Finest Homes*

Combs Hall, Combs Road  
Thornhill, Nr Wakefield



## Combs Hall, Combs Road

Thornhill, Nr Wakefield

Guide Price £489,999

GRADE II LISTED, DATING BACK TO 1661, COMBS HALL IS A WONDERFUL DETACHED 2/3 BEDROOM PROPERTY WITH WRAP AROUND GARDENS, OFF ROAD PARKING AND OUTBUILDING (FORMER BREW HOUSE) WHICH COULD BE CONVERTED INTO AN ANNEX (STPP) THE PROPERTY HAS LAPSED PLANNING PERMISSION FOR THE ERECTION OF A PORCH.

A picturesque property residing in a walled garden, approached via a driveway leading to driveway and parking spaces, Coombs Hall is filled with an abundance of character. With a date stone, originating back to 1661 and registered with Historic England noting many features which includes the fireplace in the family kitchen and the central staircase with flat, vertically symmetrical, bulbous balusters with incised decoration leading to the landing. The bevelled windows and white door with metal studs all add to the kerb side appeal of this lovely property.



A former 3-bedroom property, altered to a 2 bed which includes a very large master bedroom and larger than average bathroom, the property could be modified to suit the needs of new owners.

The family kitchen is fitted with a range of cabinets which includes lighted display units and incorporates a Rangemaster electric oven, Bosch microwave and 5 ring gas hob, fridge freezer and plumbing for a washing machine.

With beamed architecture and stunning open fireplace with working chimney, the room benefits from windows to both elevations. A door to the cellar head is reached via the family kitchen and sitting room.

The sitting room is a cosy setting with soft plush carpets and ceramic tiled hearth with inset gas fire. With textured plaster walls in keeping with the overall aesthetics the room draws in natural light through two elevations.

With a storage room to the ground floor, there could be scope, subject to the usual constraints to have a cloakroom with wash basin and w.c.

Rising to the first floor with the aforementioned balustrading either side of the staircase, you approach the landing with quaint detailing given the bespoke windows to the rear garden. There is drop down ladders to the attic which we have been advised has standing room and therefore further potential to develop, again STPP.

The largest bedroom has a bank of mirrored wardrobes and would comfortably support a super king bed, the second bedroom is a comfortable double and both have use of the house bathroom. With corner jacuzzi bath, double walk in shower with gold fittings, rope edged ceramic wash basin with pedestal and complimenting low level w.c and bidet. Enlarged by the current owners, using part of an original third bedroom, reconfiguration could be an option if so desired.

### **THE FORMER BREW HOUSE**

The outbuilding in the garden is truly amazing, the Vendors have advised they looked into the potential to either extend the main house to connect to the Brew House or convert the Brew House into a granny annex. Planning permission has not been applied for but with a wealth of character including fabulous beamed apex ceiling and original fireplace, we suggest due diligence must be conducted to explore the fabulous potential this offers new owners.

### **EXTERIOR**

With large wrap around gardens with well maintained lawn, the property sits in a conservation area with tree lined approach from Combs Road. With walled garden and evidence of historical architecture, the property has a large out building and additional garden store for lawn mower and tools.

With a network of paths and ability to create stations in which to sit and enjoy the attractive setting and move around the garden to enjoy the sunshine, the property sits behind wrought iron gates and has parking spaces for at least 4 cars.



## LOCATION

Thornhill is a village located on a hill on the south side of the River Calder, and has extensive views of Dewsbury, Ossett and Wakefield. There are a number of local shops and off-licences in Thornhill and numerous takeaways ranging from traditional English to Italian cuisine.

Within easy reach of well regarded schooling, Queen Elizabeth Grammar School, Silcoates School and King James Academy are within the surrounding area with Wakefield and the M1 reached in 7 miles. Huddersfield is 9 miles and Dewsbury railway station is 3 miles from the property. Combs Road offers an escape from the hustle and bustle of busy town life, instantly producing an aura of calm appreciated as soon as you enter the boundaries but within a short drive, local town amenities are just at your finger tips.

Close to Middlestown, reached in only 4 minutes by car, Coombs Hall appreciates the village amenities which includes a well regarded medical centre, the Seed Room coffee shop and bistro positioned in a popular garden centre. The Little Bull is an independent free house, family run business which prides itself on character, entertainment and a range of choices with the finest ales.

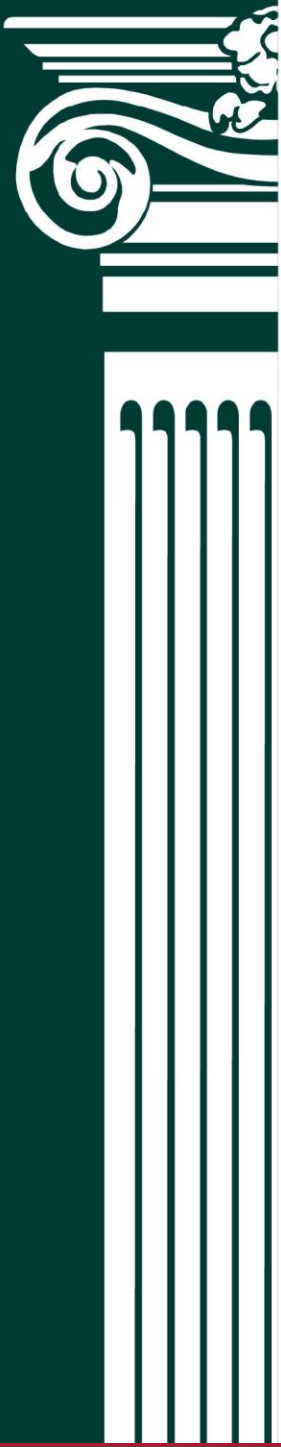
Local schooling is located at Middlestown Primary Academy or Horbury Primary Academy, both well regarded educational facilities appreciated by the local community. Horbury which is steeped in the industrial wool and cloth history is a fabulous town with all required amenities and lies close to the Calder and Hebble canal.

## WHAT3WORDS

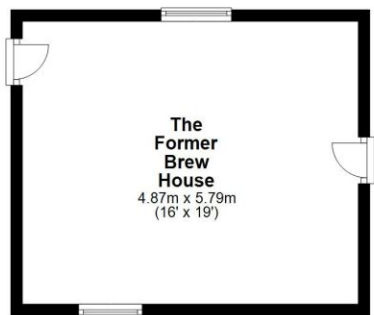
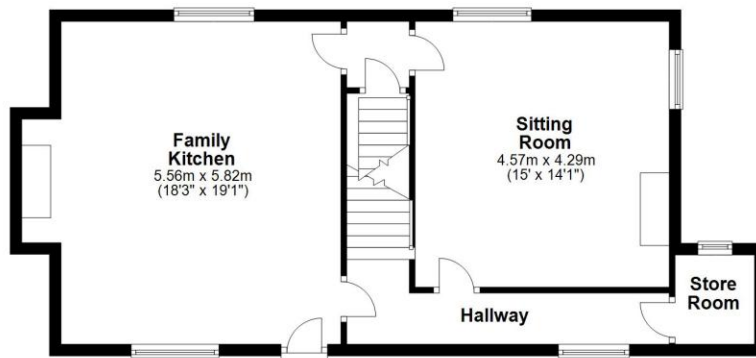
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## AGENT NOTES

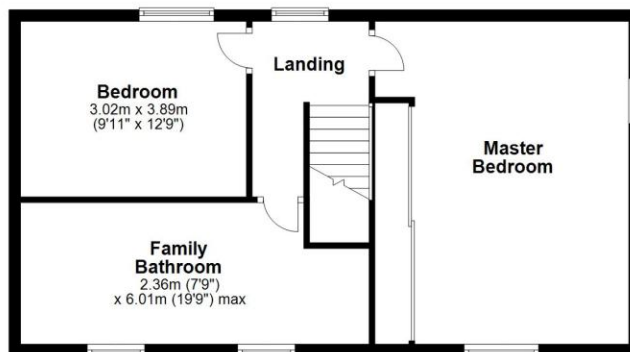
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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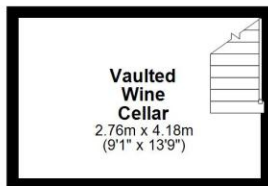
**Ground Floor**  
Approx. 89.8 sq. metres (966.4 sq. feet)



**First Floor**  
Approx. 57.7 sq. metres (620.7 sq. feet)



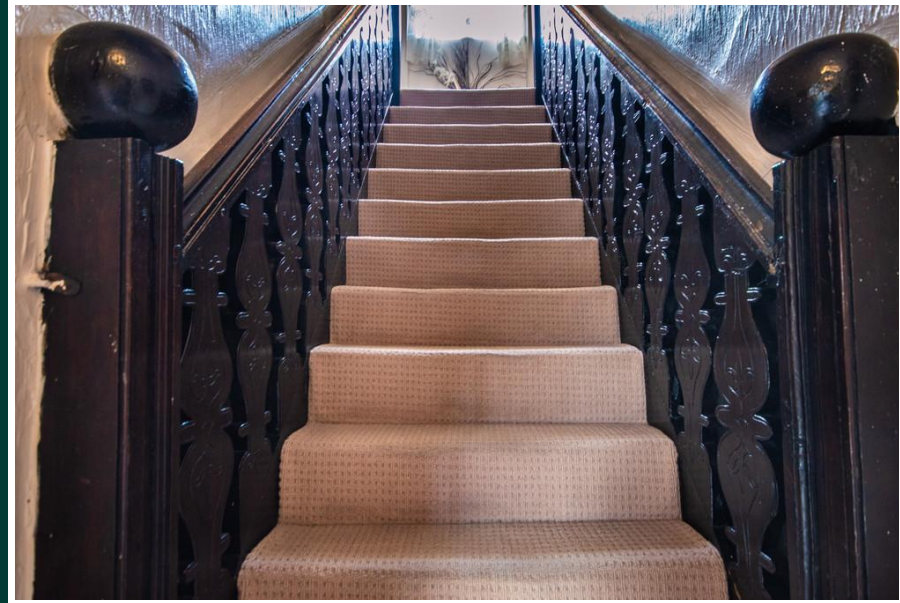
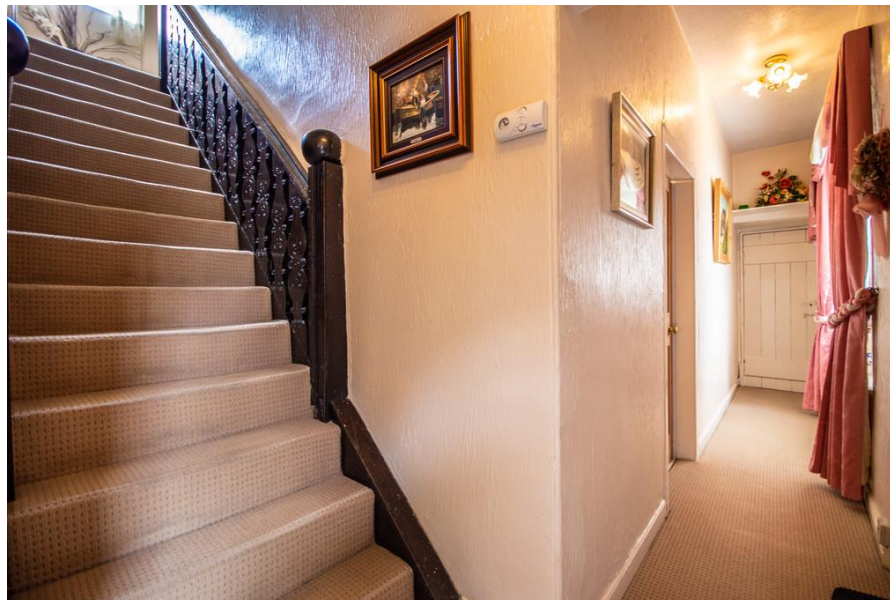
**Basement**  
Approx. 11.5 sq. metres (124.0 sq. feet)



Total area: approx. 159.0 sq. metres (1711.2 sq. feet)

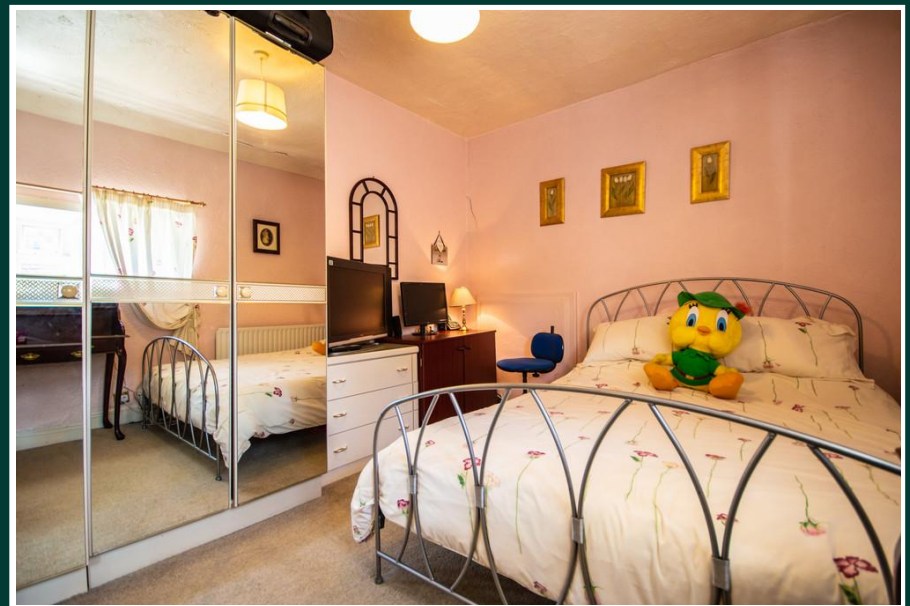


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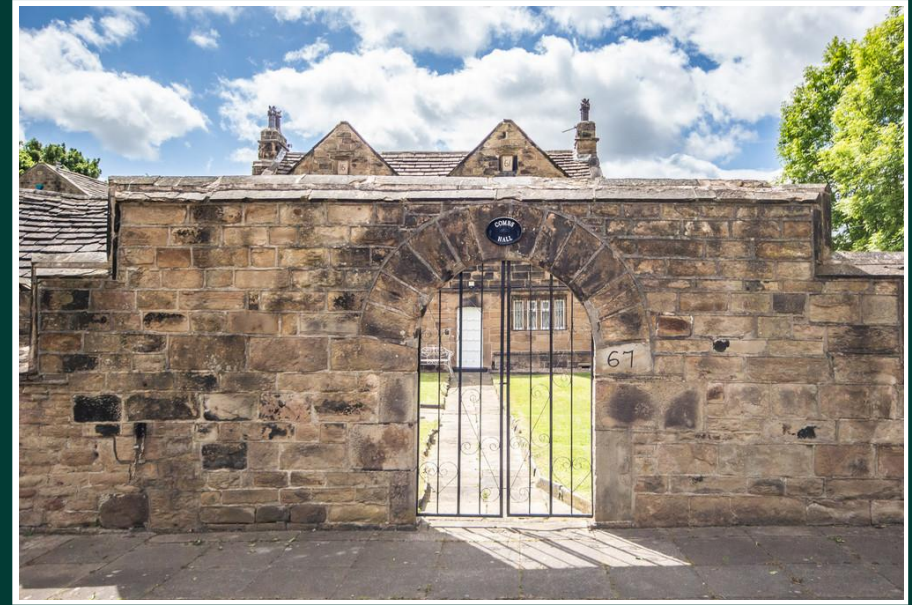
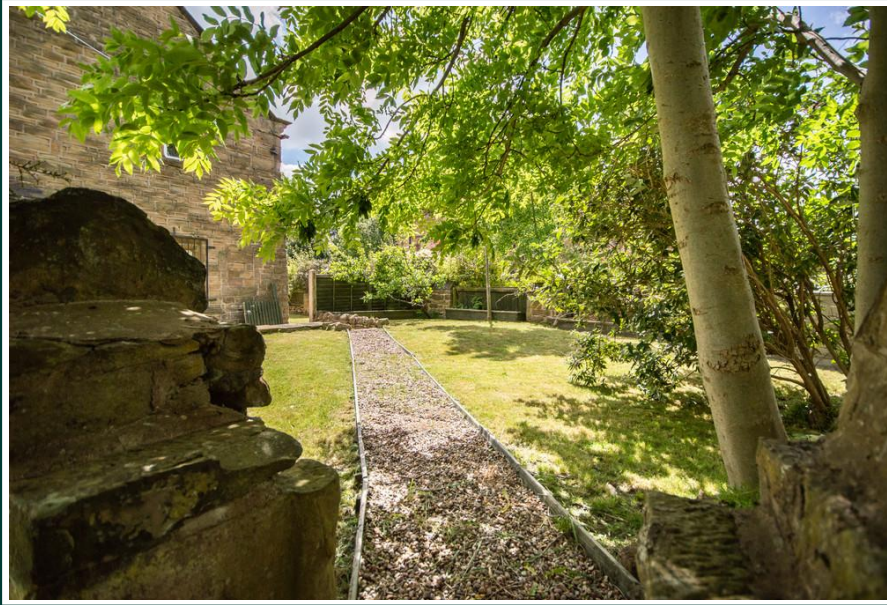
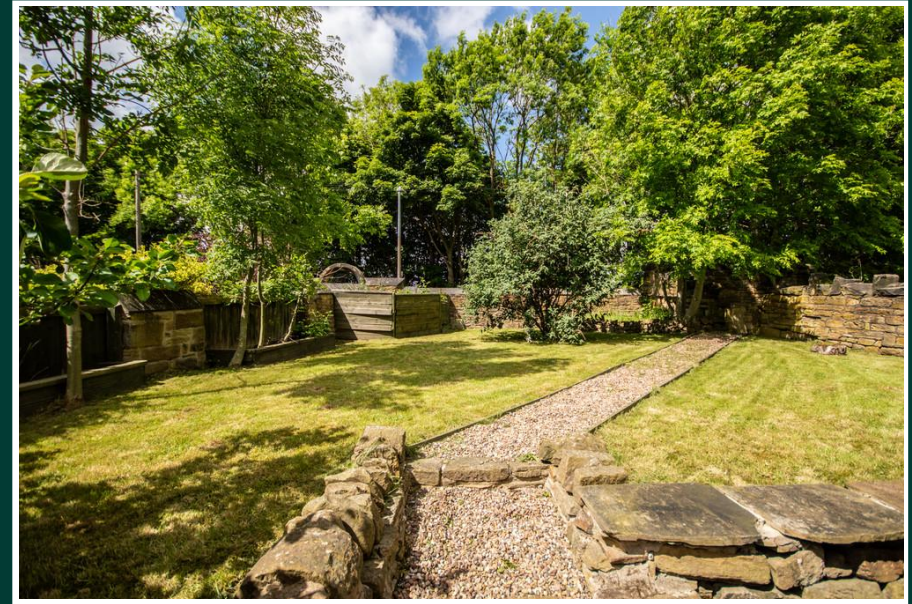




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