



HODSONS



Goldeneye, Moor Lane, Wentbridge, Pontefract, WF8 3JN



Asking Price Of £695,000





HODSONS



Property Description

DESCRIPTION

Hodsons Estate Agents are pleased to offer for sale this substantial barn conversion with extensive accommodation extending to over 3,500 square feet in one of Pontefract's most regarded village locations. The property overlooks open countryside and sits in extensive gardens with generous off road parking and a large integral garage. The well appointed accommodation comprises of a entrance vestibule opening onto a large reception hall overlooked by the galleried landing on three sides. Cloakroom/ WC, Two spacious reception rooms, a large kitchen / breakfast room and separate utility. Located on the first floor there are four large bedrooms. En-suite and dressing room to the master bedroom and a large family bathroom.

LOCATION

Wentbridge is well placed for commuting with the northern motorway networks all within easy reach. The nearby Doncaster Sheffield and Leeds Bradford airports are within easy reach. The stations at nearby



Pontefract and Doncaster provide links to London with journey times of one and a half hours from Doncaster.

ENTRANCE VESTIBULE

Hardwood double doors to the front. Coving and radiator. Double doors open to the reception hall.

RECEPTION HALL

15' 2" x 13' 7" (4.64m x 4.16m) A large reception overlooked on three sides from the galleried landing with spindle balustrade. Double door open onto the living and dining rooms. Door to the cloakroom/WC. Coving and radiator.

CLOAKROOM / WC

Low flush WC and pedestal wash basin. Radiator and extractor fan.

LIVING ROOM

21' 4" x 19' 6" (6.52m x 5.95m) A spacious reception room enjoying lots of natural light from full height double glazed windows on a dual aspect. The focal point of the room is a feature fire surround with marble hearth and interior. Coving, ceiling rose and dado rail. Two radiators.



DINING ROOM

19' 7" x 15' 10" (5.99m x 4.85m) A large and versatile second reception room. Full height double glazed windows on the front and the rear elevations. Coving and ceiling rose. Two radiators. Door to kitchen.

KITCHEN/BREAKFAST ROOM

19' 6" x 15' 10" (5.95m x 4.85m) This large kitchen is fitted with a comprehensive range of bespoke units incorporating a range of base and eye level cupboards and a large built in dresser with display cupboards and lighting. Solid granite worksurfaces. Under counter stainless steel sink unit with swan neck mixer tap above. Integrated oven, hob, microwave and dishwasher. Tiling to the floor and splashback areas. Coving and radiator. Double glazed windows to the front and the rear. Door to utility.



UTILITY ROOM

12' 5" x 10' 8" (3.79m x 3.27m) Double glazed window and door overlooking the rear garden. Fitted with a comprehensive range of shaker style base and eye level units with wood block effect roll edged worksurfaces. Tiling to the splashback and floor areas. Stainless steel sink and drainer unit with plumbing for washing machine. Radiator.

GALLERIED LANDING

A light and airy first floor landing with spindle balustrade to three sides overlooking the reception hall below. Double glazed windows to the front and rear.





Two feature archways lead to the further landing areas. Large walk in airing cupboard. Coving and radiator.

MASTER BEDROOM

19' 7" x 14' 11" (5.98m x 4.56m) A large master bedroom with double glazed windows to three sides the front and side enjoying particularly attractive vistas. Coving and ceiling rose. Two radiators. Archway through to the en-suite.

ENSUITE

A spacious en-suite fitted with a three piece suite comprising a large corner shower enclosure, low flush wc and a pedestal wash basin. Tiled walls. Feature heated towel radiator. Extractor fan.



BEDROOM 2

19' 6" x 17' 10" (5.95m x 5.45m) A large second bedroom with double glazed windows to three sides. Coving and ceiling rose. Two radiators. This room adjoins the house bathroom and offers plenty of space for the creation of a further en-suite if required.

BEDROOM 3

17' 1" x 9' 1" (5.22m x 2.78m) A large double glazed window with window seat enjoys far reaching views. Coving and ceiling rose. Radiator.

BEDROOM 4

9' 3" x 15' 10" (2.83m x 4.84m) A well proportioned fourth bedroom. Feature window at the front with far reaching views. Coving and ceiling rose. Radiator.



FAMILY BATHROOM

15' 10" x 5' 11" (4.84m x 1.81m) A large bathroom. Fitted with a quality suite comprising of a freestanding roll top bath with shower above, pedestal wash basin and a low flush wc. Tiled walls and a feature heated towel radiator.

OUTSIDE

GARDEN ROOM

28' 10" x 16' 4" (8.79m x 4.98m) A large and versatile room with double glazed French doors opening onto the rear garden. Three large double glazed Velux style windows. Flagged floor. Inset spotlights to the ceiling. Inset spotlights to the ceiling. Radiator. Double doors to the garage.

GARAGE

21' 9" x 16' 4" (6.63m x 4.98m) Double doors open to the front. Power and light.

GARDENS

The property is accessed via a sliding gate which



opens onto a large gravel driveway which provides parking for several vehicles. A large enclosed garden at the front with lawn and established boundaries. The rear garden is planted with dwarf box hedging with gravelled pathways between.

TENURE

Freehold.

SERVICES

Mains water, electricity and drainage are available.

The property is running on oil central heating.

AGENTS NOTES

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

BOUNDARY DISCLAIMER

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or

rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

COUNCIL TAX

Wakefield Council Property Band G.

FIXTURES & FITTINGS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not automatically include in the sale any carpets, light fittings, floor coverings, curtains, blinds, furnishings, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

MEASUREMENTS

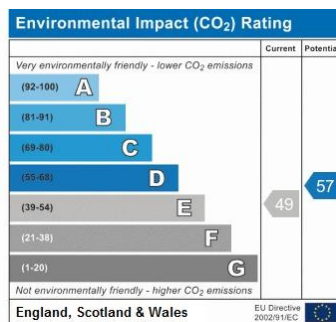
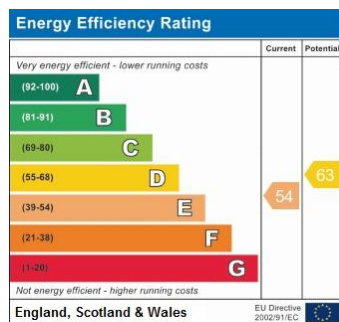
All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc



Ground Floor



First Floor





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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