



WEST BANK  
HALL  
CARLTON





## A magnificent mansion

**Set in the heart of the hamlet of West Bank is the architectural jewel in the crown – West Bank Hall.**

A seismic property with epic potential and immediate curb appeal from the moment you set upon the sweeping cobbled driveway.

The distinctive Victorian character of the grand hall's exterior – dating back to the 1900s – is potentially the biggest draw here alongside the 24 acres of land that you'll acquire with it.

The attractive brickwork and imposing double-fronted bay sash windows are just a teaser of the period features that remain within this home full of heritage.

The current owners have resided here for almost three decades and

over that time have added both practical and sympathetic design touches to make this a family home that is perfect for modern day living. A successful haulage firm and sheep farm has been operating here for many years so for those with an agricultural or equestrian passion, it really is the perfect package.

With ample space to live, work and play both indoors and out, there's not a lot this detached five-bedroom manor house with a separate two-bedroom annexe can't offer.

Despite its age, West Bank Hall has sustainability at the forefront thanks to the addition of solar panels in recent years and the biomass heating system which has 10 years remaining of transferable Ofgem renewable heat incentive payments.



“ It's genuinely never felt like hard work; it's been a labour of true love. ”



# Charming features and versatile spaces

The double-ended driveway will lead you past an immaculate lawn to the central front door and into the grand entrance hall which sets the tone for the home ahead.

You'll immediately be drawn to the tall ceilings and aged wooden doors which feature throughout to make each and every space feel bright and airy.

The terracotta Victorian tiles will lead you from the hallway through to four substantial reception rooms, ending with the modernised family kitchen adjoining the more traditional breakfast room featuring a staple Rayburn cooker and Belfast sink. At this side of the house, you'll also find a large downstairs W/C which also doubles up as a boot room for storing those muddy shoes after a day out on the land.







## Central grandeur

Back towards the central staircase is the ground floor family bathroom which is convenient for the children while family life is still bustling downstairs.

This comprises of a four-piece suite featuring a bathtub and separate shower cubicle.



# Dine in style

The 15ft dining room makes an incredible space for hosting dinner parties and special events such as Christmas Day when the whole family can gather round the large round table.

A traditional, cast-iron fireplace with arched alcoves either side and the impressive floor to ceiling bay windows add a homely charm and character.





## Twin delights

**Almost an identical mirror image adjacent on the floorplan is the lounge, which you'd see alongside the dining room from the front of the house.**

This room has been carpeted for an extra cosy feel and comes into its own when the open fire is roaring.

Occupying the final bay window on the ground floor is the drawing room. This huge versatile space with a view out to the garden is the largest of the reception rooms downstairs and boasts a rustic wooden floor. The detail of the ceiling beams and stylish Yorkshire stone hearth have been recent additions to elevate the room to a chic retreat.







# First floor heights

**Make your way upstairs following the solid wood banister which has been in situ since the home was constructed and ahead, you'll find five large double bedrooms.**

Each one has an abundance of space to hold a whole host of freestanding furniture, and charming original features throughout.

Tall ceilings come as standard on the first floor as well as the ground, and this is highlighted best in the master suite which is set around a stunning bay window overlooking mature trees lining the lawn. Oozing with light and neutrally decorated with a fireplace feature, it's ready and waiting to make it your own.

Bedroom two has its own quirks with a fireplace and also two entrances – one from the landing and another via the dressing room that sits adjacent. This would make an amazing space for an older child to have their very own walk-in wardrobe.



“ It’s gorgeous in the morning when you can see the sun rising out of the bay window – just stunning. ”







## Bubbles galore

The family bathroom, which used to be two smaller rooms now knocked into one, sits centrally on the first floor for easy access between the sleeping quarters.

The current owners have maximised the space here with an enclosed shower cubicle with a sauna feature, wash basin and W/C, plus the main attraction – a sunken jacuzzi bath set within the tiled floor.

Within the footprint of the wash space is also a small separate toilet to ensure the children don't have to queue in the morning.

Three further ample doubles complete the first floor – one of which is large enough to house the family pool table. The flexibility is endless.





## A neighbouring home

**There's more house to come yet – in the form of the property's self-contained, two-storey annexe attached at the rear with its own private entrance door.**

Rented out until recently, this two-bedroom home has a cosy feel and plenty of space consisting of a perfectly formed hallway, lounge, dining room, kitchen and family bathroom.

It only needs some cosmetic love and TLC to be transformed into a perfect starter pad for your maturing teenage children seeking independence or even to have older relatives nearby with their own space.

Among the highlights of this part of the property is the dual-aspect master bedroom which, owing to four windows, is flooded with natural light. This sits above the excellently sized lounge that boasts patio doors out to the garden.





# Floor Plans

Total Floor Area: 4514 sq.ft. (419.3 sq.m.) approx.

Ground Floor 2183 sq.ft. (202.8 sq.m.) approx.



## Property Features

- Grand Five Bedroom Victorian Manor House
- Modern Family Kitchen with Traditional Breakfast Room Opposite
- Impressive Dining Room, Lounge and Drawing Room Each with a Feature Bay Window
- Four Piece Family Bathroom to Both Ground and First Floor
- Expansive Double Bedrooms Throughout with Dressing Room to Bedroom Two
- Spacious Self-Contained Two Bedroom Annexe with Two Reception Rooms
- Exquisite 2 Acre of Gardens Comprising of Manicured Lawns, Mature Trees and Covered Entertaining Area
- Variety of Outbuildings including Workshop, Barns and Two Garages
- Sweeping Block Paved Driveway with Two Gated Entrances
- 22 Acres of Impressive Farming/Equestrian Land with Splendid Fishing Lake
- House - Freehold and Council Tax Band F
- Annexe – Freehold and Council Tax Band A



# Environment & Energy

## House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Annexe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

1st Floor 2331 sq.ft. (216.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# The great outdoors

**While it's possible you may still be marvelling from the vast potential and characterful charm of the interiors, it's time to turn your attention to an even greater scope when it comes to the external appeal of this property.**

The property itself sits upon a plot spanning two acres, giving ample opportunity for hosting friends and family, as well as a whole host of potential commercial ventures.

Within the main grounds, you'll find a workshop, two garages, an assortment of outbuildings, two barns and a separate yard with access to kennels – all in addition to the beautifully kept lawns lined with an array of copper beech, yew and horse chestnut trees. The gardens and property are so beautiful with a secluded country park feel, punctuated by shrubs and a small orchard on site, it could easily be featured in a magazine as a wedding venue – especially when the carpet of the bluebells and snowdrops are in bloom.

A newly covered patio area extending out from the garage at the front was created with outdoor entertaining and summer BBQs in mind, which means as well as the green spaces and picturesque outlook, there's a dedicated party hub which can be enjoyed come rain or shine.

Of course, with all this land, parking space is not at all compromised and there is even an electric car charging point already installed.

Across the road, there's also a further 22 acres of land which is all yours to either farm, keep horses and add stables to indulge in equestrian activities or rent out to local businesses.

The current owners have been creative with this space over the years. At the centre of the land, you'll see a fishing lake full of Tench, Rud and Roach and the fields have even become the annual pilgrimage for the village bonfire.

There's so much to discover, it really is a plot you need to view and meander around to appreciate in full.



## Area To Explore

**Forget a village lifestyle, this is a hamlet haven here in West Bank bordering Hirst Courtney in North Yorkshire.**

This tranquil rural setting offers a truly peaceful way of life with beautiful countryside surrounding you in every direction.

Signing up for your next chapter here is clearly a sign of wanting to enjoy the slower pace of life but practicality certainly isn't far away either. A broad range of amenities are within close proximity. Less than a mile away in Hirst Courtney is the local pub called The Sloop Inn which serves food and drink, boasts a large garden and promises a warm and friendly welcome. Within 5 minute's walk you will also find The Old Stables Bar located at Apple Blossom Caravan and Camping Park.

In the opposite direction, you'll find the larger village of Carlton. Here you have a convenience store with a Post Office, a popular fish and chip shop, a small sandwich shop, a couple more pubs including the Little Black Dog Brewery and an all-important primary school for the kids. There's also an alternative option for schooling in nearby Chapel Haddlesey.

Also within easy reach from the property are the market towns of Snaith, Selby and Pontefract for more established amenities.

But the hamlet that will quickly become home has less than 100 properties and is naturally a tight-knit community as a result.



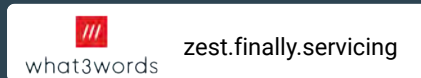
WEST BANK  
HALL  
CARLTON



West Bank Hall, West Bank, Carlton, North Yorkshire, DN14 9PZ



Enfields Luxe  
1 Alamo House, Sessions House Yard,  
Pontefract, West Yorkshire WF8 1BN



To View West Bank  
☎ 01977 802477  
✉ team@enfieldsluxe.co.uk