





BEAUTIFUL INSIDE AND OUT

Combining characterful charm dating back to the 1800s and having undergone a stylish makeover, Church Hill Farm is a fantastic five-bedroom detached cottage that will leave a lasting impression from the very first glance.

Situated within a private gated cul-de-sac in the village of Crofton, the double-fronted exterior of the original farmhouse offers curb appeal in abundance. Beyond this, every detail of the immaculate interior has been carefully considered and upgraded to a high specification from the attractive sash windows to the solid oak doors throughout.

You'll be in awe of the quirky ceiling beams and the living space provided. The generous proportions and unique design aesthetic will suit the needs of a growing family seeking modern luxury and period features in equal measure.

Come inside to see more.



FOR THE WHOLE FAMILY

As you enter through the arched front door and into the hallway, you'll greet the stairs straight ahead and find a spacious reception room at either side.

To your left is the family room. This has become the ultimate place to relax in front of a movie thanks to the built-in bespoke media wall housing a wide screen TV, hi-spec speakers and a cosy electric fire. At the flick of a switch to draw the electric blinds closed, you'll have your very own luxury cinema room to enjoy.

This modern entertainment hub is offset by the character and texture of the panelled walls and original wooden beams overhead which feature throughout the property.





IN KEEPING WITH TRADITION

Back across the hallway, the charming lounge sits to the right of the stairs and offers a separate space for the adults to gather if the kids have control of the remote.

The cast iron, wood-burning stove takes centre stage, set among a brick fireplace upon a Yorkshire stone hearth and really comes into its own in the winter months.

Finished with solid oak flooring which continues seamlessly from the hall and through to the kitchen, this space feels more rustic and traditional in keeping with the farmhouse heritage.



CONTEMPORARY AND CLASSIC

An internal door from the lounge leads into the quite simply stunning, south-facing breakfast kitchen which has been extended and designed to create an impeccable multi-functional space.

The family can all gather here for a morning coffee or after school to perch upon the central island which features a contrasting oak breakfast bar. Chic charcoal, shaker-style units are topped with off-white quartz worktops and

finished with brushed brass hardware to forge a timeless stylish aesthetic. The attention to detail in design here is faultless, from the tall column radiator against the rustic brick wall to the scalloped tiles in the original fireplace encasing the top-spec Ilve cooker.

Integrated appliances are top of the range too and tucked away discreetly including a wine cooler and built-in microwave within the island.







DINING IN STYLE

At the opposite side of the brick wall and mirroring this effect through the open arch is the bright and airy dining room.

This is a perfect sun trap for those summer days when you can bring the outside in, and fling open the bi-fold doors to the garden. The dual aspect-windows and south-facing position ensure that even in the cooler months, this space is flooded with natural daylight. Beyond the kitchen is a magnificent boot room and separate utility which is set within the

foundations of the former garage. Both of these practical spaces are finished to the same high standard and feature attractive, built-in cupboards for storage, as well as side access to the courtyard patio and a tiled W/C.

Before you head upstairs, the final room to complete the ground floor is the cellar which is accessed via an internal door from the kitchen. This bonus space has been damp-proofed and is ready to be used for storage or even as a dedicated wine cellar.



“ You’ve always got a vision of what you want to do but as you get into doing it your ideas evolve – I love all of it and think it feels like a comfortable and cosy home with a high-quality finish. ”



THE VAULTED MASTER

Neutral decor, muted tones and effortless style details continue as you make your way to the first floor up the central panelled staircase.

The first room on your left will be the gorgeous master, complete with an en-suite shower room and a built-in double wardrobe as well as ample floor space for free-standing furniture in the alcoves.

At first glance, you'll be drawn to the unique vaulted ceiling and original cast-iron fireplace providing all the character and interest you'd expect from a property of this era. The luxury en-suite is fully tiled from floor to ceiling with a striking design and comes complete with a walk-in shower finished with brass details including a rainfall shower head, wall-mounted taps above the floating hand basin and a heated towel rail.





DELIGHTFUL DOUBLES

Bedroom two sits behind the master and is almost equal in size, comfortably housing a king-size bed.

A satisfying sense of symmetry makes this a delightful space with a pair of bespoke fitted wardrobes featuring a desk area between the two, and two windows with a column radiator sitting central. The third bedroom is situated along the landing at the front of the house and is another generously sized double. Adding to the feeling of space and grandeur is a similar vaulted ceiling to the master, as it sits within the original footprint of the property. By now, you'll notice that cast iron column radiators come as standard and despite each room having its own character, the traditional design aesthetic is consistent throughout.



“ It’s been a massive renovation project. Pretty much everything except the wooden beams is new. We wanted to modernise throughout but keep it in tradition with the age of the property. ”





FIVE-STAR STANDARD

Tucked away in the corner of the first floor is the incredible family bathroom which has been renovated to a five-star standard.

Parquet flooring is laid underfoot and straight ahead is the impressive, free-standing bathtub complete with wall-mounted brushed brass taps. The large walk-in shower is tiled from floor to ceiling with a fluted glass enclosure and sunken tray. This spacious retreat also features a charcoal wooden vanity unit to house the large wash basin, a heated brass towel rail and W/C.



“ It’s really interesting to look back of the old pictures of when we bought it and see the impact you’ve had. ”



FINISHING IN STYLE

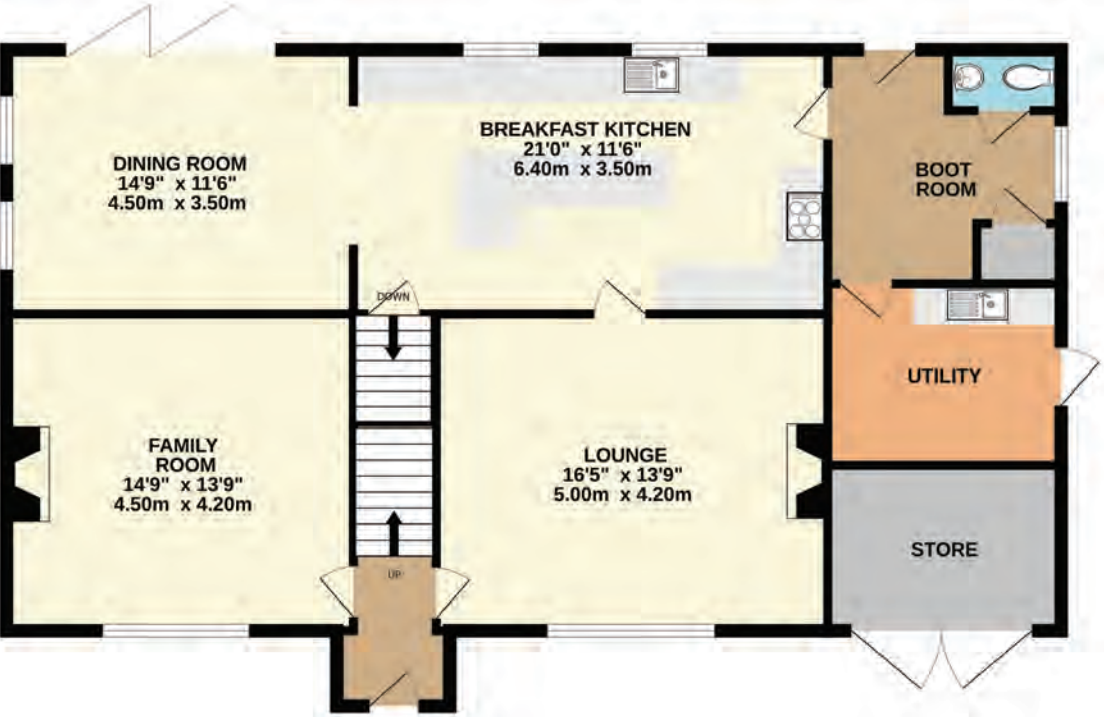
Adjacent bedrooms four and five complete the first-floor accommodation.

These are both ideal for the children or depending on your family dynamics, they'd make perfect spaces for an office or dressing room.

As you'd expect, both are immaculately presented, and one is complete with double-fitted wardrobes in the same signature shaker style.

Floor Plans

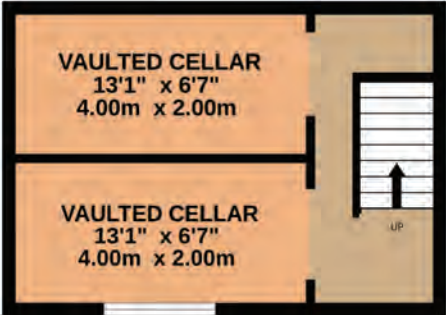
Total Floor Area: 2498 sq.ft. (232.1 sq.m.) Approx.



Ground Floor
1166 sq.ft. (108.3 sq.m.) Approx.

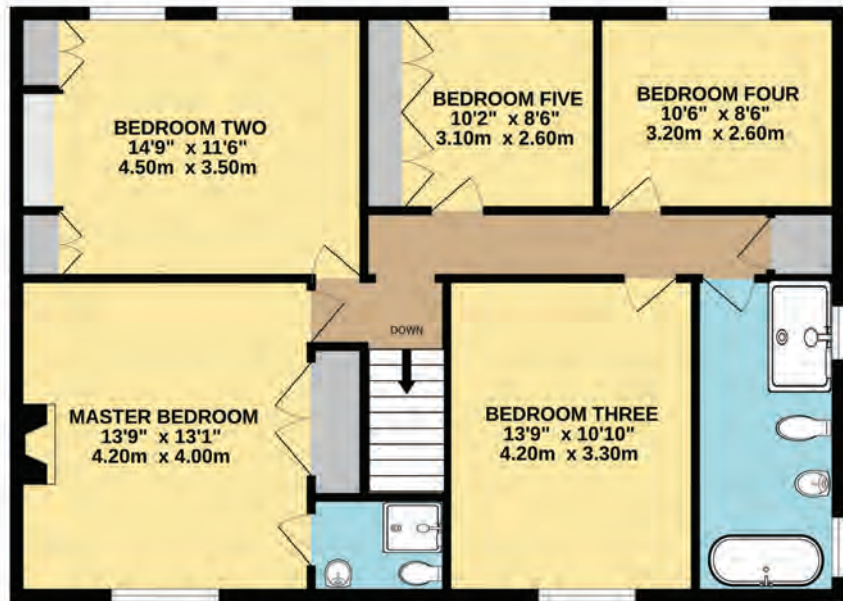


Office/Gym
185 sq.ft. (17.2 sq.m.) Approx.



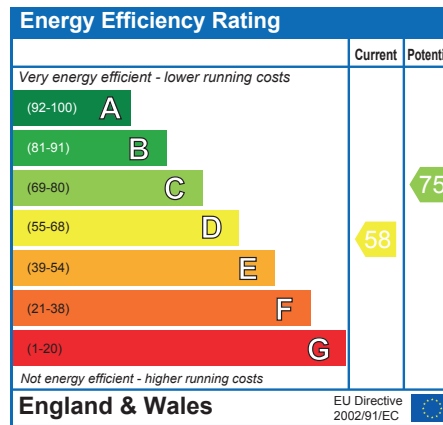
Cellar
247 sq.ft. (22.9 sq.m.) Approx.

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. Made with Metropix ©2023



1st Floor
901 sq.ft. (83.7sq.m.) Approx.

Environment & Energy



Property Features

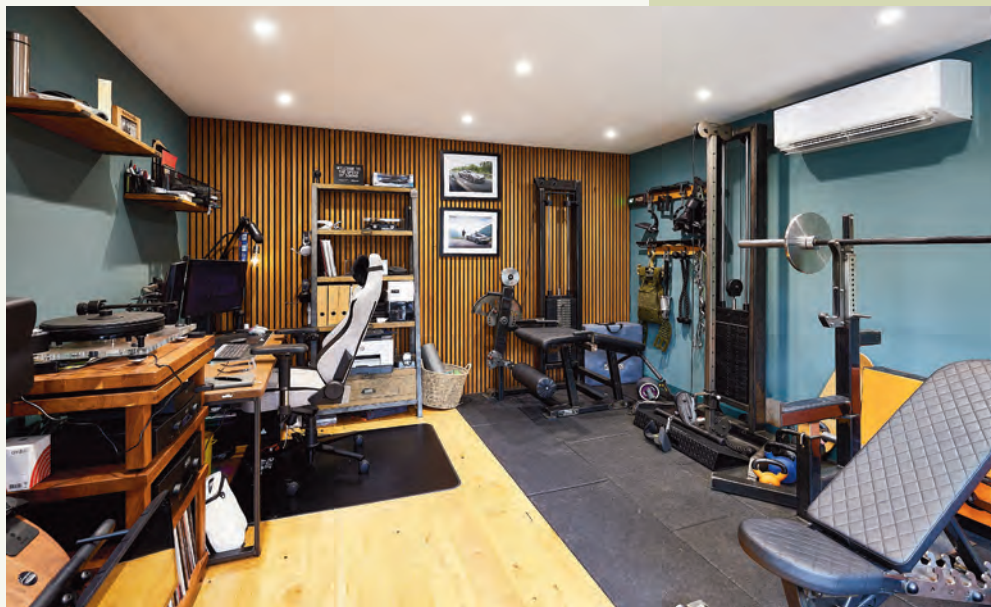
- Five Bedroom 19th Century Former Detached Farmhouse
- Fully Renovated When Purchased Whilst Retaining Unique Period Features
- Family Room with Built-In Media Unit and Integrated Flame Effect Fire
- Character Style Lounge with Log Burner and Original Ceiling Beams
- Impressive Breakfast Kitchen with Rustic Brick Wall Opening to Dining Room
- Feature Vaulted Cellar Accessed From Kitchen
- Tasteful Boot Room, Utility Room and Downstairs W/C
- Superb Master Bedroom with Vaulted Ceiling Beams and Stylish En-Suite Shower Room
- Wrap Around Gardens with Patios Areas Including Feature BBQ Area with Built-In Pizza Oven
- Electric Gates Leading to an Expansive Resin Driveway and Detached Office/Gym
- Freehold and Council Tax Band E

LUXURY LANDSCAPING

The property sits almost centrally upon the plot which naturally splits the garden equally between the front and back.

This has encouraged dedicated zones to be formed around the two lawns which are both encased with mature hedges and trees to create a sense of peace and privacy.

From the resin driveway at the front with an electric charging point, an Indian stone path leads you past the front door and to the side access gate. Through here, you'll enter into an incredible outdoor kitchen space complete with a wood fired pizza oven beneath a wooden pergola which has played host to countless BBQs and garden parties. An additional seating area lies on the patio directly outside the bi-fold doors to the dining room to allow a seamless flow between the house and garden.



A top-of-the-range children's climbing frame and play area set upon soft bark underfoot have been created to entertain the younger generation, leading onto the sweeping green lawn to allow for endless days enjoying the outdoor life.

The final exterior space comes in the form of a wooden studio room, built with functionality in mind to offer a hybrid gym and home office space. Complete with an air-con unit and bi-fold patio doors, this space could serve any purpose you like, but would make a perfect area away from the main family home to separate working life.



AREA TO EXPLORE

Situated just four miles from Wakefield and 17 miles from Leeds, Crofton is typically a commuter village for these West Yorkshire cities.

It offers great links here also to the town of Pontefract as well as York and Sheffield yet with this convenience has a bustling and cosy community of its own.

In fact, if you're in the years of your life where you're raising a family, you actually have an infants and junior primary school as well as a high school academy all within walking distance.

A village shop and Post Office plus a Sainsbury's Local – open from early morning until late night – as well as other amenities means you've got all the essentials nearby.

A short drive out and you have the locally renowned New Inn at Walton for a terrific pub meal.

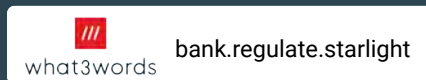
And if you're looking for a pretty walk nearby, you really are spoiled for choice with Newmillerdam Country Park, Walton Colliery Nature Park, Winterset Reservoir and the National Trust at Nostell Priory all within a 10-minute drive.



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