

# 1 Manor Close

BADSWORTH

— 1 9 9 0 —



“ The proportions of the house enhance the flow and give it a great feel. ”





## A Stunning First Impression

1, Manor Close is a five-bedroom detached house in the historic village of Badsworth, West Yorkshire.

The property sits on a commanding position on a quiet street corner, surrounded by open countryside. It's hard not to admire the reclaimed stone facade while driving through the archway leading to the sheltered parking bays, once the original cattle shed for the farm and still housing the original beams. A great space for those motor enthusiasts also conveniently serviced by an outside WC.

## A Warm Welcome

Upon entering the house from the front, you are welcomed into the bright and airy hallway with galleried staircase, decorated with warm neutral tones that immediately make you feel at home.

Built by the current owner's in 1990, Manor Close was designed to function as a real family home, which is evident in the arrangement of the rooms.



# A True Family Space

**Walking through the hall to the back of the house, you will find the fabulous kitchen/breakfast room.**

With high ceilings, large windows, and modern white units, this is a warm yet light family area to enjoy a relaxed Sunday morning breakfast, and the perfect spot for the kids to catch up on homework while you prepare dinner. Along with plenty of cupboards, an integrated double oven and microwave maximise space, while the long marble-effect worktops are ideal for keen cooks.

A separate utility room with a sink, accessed via the kitchen, minimises clutter and helps to maintain the peaceful atmosphere of the kitchen and breakfast area.



# Creating Warm Memories

For more formal occasions or a big family meal, the country-style dining room overlooking the front of the property will help create happy memories with your loved ones.

There is also an opportunity here for some elegant pieces of furniture and plenty of wall space for some beautiful photography or artwork.



# The Place to Entertain

**From the breakfast room, French doors open into a delightful snug, which, despite its name, is big enough for a three-piece suite, though the fireplace provides a cosy feel on those chilly winter evenings.**

Come summer, leave the doors to the conservatory and the breakfast room open and enjoy the cool through-breeze. The snug also acts as a great place for guests to unwind without having to venture far from the kitchen or terrace.

Next to the snug, the conservatory offers a sunlit area to enjoy a cup of tea and a book, or a glass of something stronger, as well as being a great place to retreat from the heat. Doors lead onto the fantastic terrace area, so expect the conservatory to host a variety of summer parties.



“ A quiet, peaceful spot in a beautiful village. ”



# Time to Unwind

To the left of the hallway, you will discover the large lounge, decorated with soft hues and ambient lighting.

Where better to share your day with your family than gathered around the central fireplace on those chilly Yorkshire evenings?



“ Christmas at Manor Close is always filled with people and has a cosy atmosphere. ”







# Slumber in Luxury

**The upstairs rooms are connected by a delightful landing with views over the front aspect.**

Tucked away on one side of the landing, the master suite is the retreat you deserve. A beautiful bedroom with a range of fitted wardrobes, cupboards and storage above the bed, plus a modern tiled shower room with luxurious double shower and elegant units, will make it hard to tempt you back downstairs.



To the rear of the property, the guest suite offers comfort and peace to visiting family and friends. Fitted cupboards provide storage, and there's a pleasant seating area by the window overlooking rear garden. The shower room is fresh and easy to maintain and allows extra privacy for guests.



Bedroom three is currently used as an office, but the sprung wood floor, spotlighting and mirrored walls would be a great asset for those aspiring dancers or those who enjoy the benefits of a home gym. Bedrooms four and five are both good-sized doubles, with bedroom five having potential as a nursery or playroom due to its proximity to the master. The family bathroom also has lots of storage, useful for organising the kids' bath toys and towels, and even features a bidet.



# Enjoying the Outdoors

Outside a lawned area adorns the front of the property.

An enclosed terrace with a raised purpose built Koi pond extends across the rear, which in times past has hosted many a party, BBQs and even a band, but can also accommodate over ten vehicles. Here you will also find access to a large garage acting as a brilliant workshop space, with potential to convert to an annex.



# Out and About

**Badsworth is a lovely West Yorkshire village, previously a farming community, and set partly within a Conservation Area.**

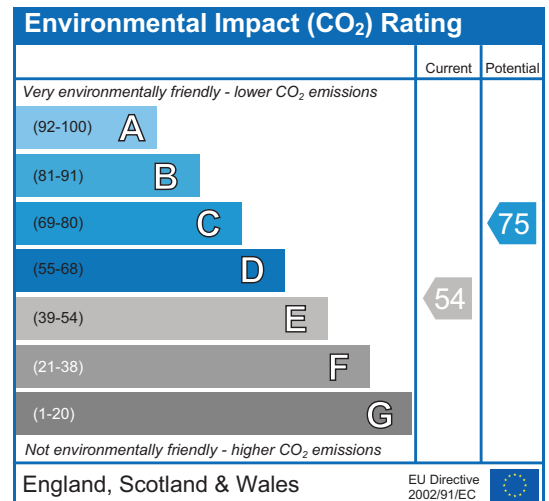
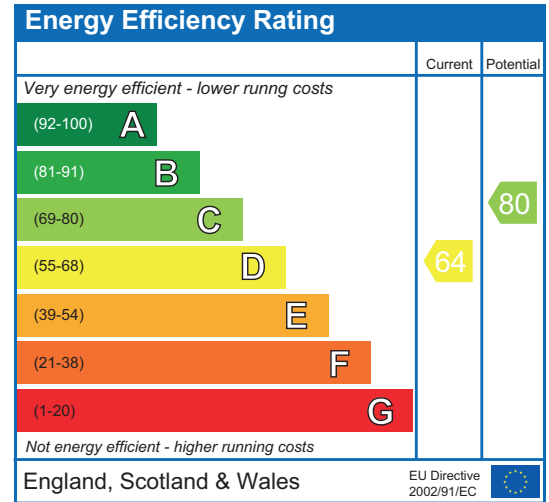
The village is located 6 miles south of the market town of Pontefract and has excellent transport links, being close to the A1 and M62 as well as having good rail links to Leeds, Wakefield, Goole, Castleford, York and Sheffield via nearby stations.

It has an active community, including a beautiful medieval church and two village halls. The village runs coffee mornings, film nights, and fetes, and a pub and a hotel-restaurant are close by. Keen ramblers and dog walkers will enjoy all the countryside has to offer, including strolls down to the River Went, walking routes to other villages, and bridleways. A handy Co-op and Tesco can be found less than 3 miles away.

The Ofsted-rated Good Badsworth Nursery and Badsworth CoE School serves younger children, with secondary schools and a sixth form college in and around Pontefract.

Pontefract itself offers a range of supermarkets, healthcare and leisure facilities, pubs and restaurants, allowing you to enjoy countryside tranquillity while remaining well-connected.

# ENVIRONMENT & ENERGY



# FLOOR PLANS



Ground Floor Approx.

Floor Area 1475 SQ. FT. (137.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Total Approx.

Floor Area 2884 SQ. FT. (267.9 SQ.M.)



1st Floor Approx.

Floor Area 1408 SQ. FT. (130.8 SQ.M.)

## PROPERTY FEATURES

- Five Bedroom Detached
- Expansive Family Home
- Five Separate Reception Rooms
- Modern Breakfast Kitchen
- Utility Room and Downstairs WC
- Master Bedroom with En-suite
- Guest Bedroom with En-suite
- Sunny Positioned Courtyard Garden
- Driveway and Garage
- Sought after Village Location



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