



10 The Courtyard, Woolley, Wakefield, WF4 2LY



Key Features

- A stunning barn conversion
- Cottage style kitchen with dining area
- Impressing living room with vaulted ceiling
- Double bedroom with walk in dressing area
- Luxury bathroom with free standing bath
- Mezzanine bedroom with exposed beams
- Shower room with slate flooring
- Central communal garden area
- Stone built car port
- In the highly sought after village of Woolley



A Grade II Listed barn conversion which has undergone a superb renovation to create an exquisite home.





This is the perfect property for those who want a peaceful retreat, whilst having excellent access to the motorway network with Leeds and Sheffield within commuting distance.

This lovingly restored and renovated barn conversion is located in the highly regarded conservation village of Woolley which is surrounded by woodland walks and open countryside. This four storey property has undergone an extensive renovation, with Victorian style column radiators throughout, and is presented to the highest of standards.

The ground floor comprises an entrance hall with original quarry tiled flooring, an understairs cupboard with cottage style shelving and a dining kitchen with original beams, country style kitchen units, a Belfast sink with brass tap and quartz worktops. There are a range of integrated appliances including a dishwasher, fridge, freezer and an electric Range style cooker. There is a utility room with original stonework and space for a washing machine and tumble dryer and a guest W.C.

To the first floor is a double bedroom with a walk in dressing area and a family bathroom which has original wood flooring, a free standing bath, exposed stone wall and original beams.

To the second floor is the is the living room with an impressive vaulted ceiling, feature built-in fireplace and a bespoke fitted bookcase with a secret door to a storage area. There are hardwood floors, in keeping with the building's character, and an impressive arched window.

To the third floor is a mezzanine area boasting a double bedroom with reclaimed oak flooring and exposed beams and a stunning shower room with Crittall shower screen, slate flooring and a marble topped sink unit with brass fittings.

Externally the property overlooks the pretty central communal garden and has the benefit of a stone built car port.

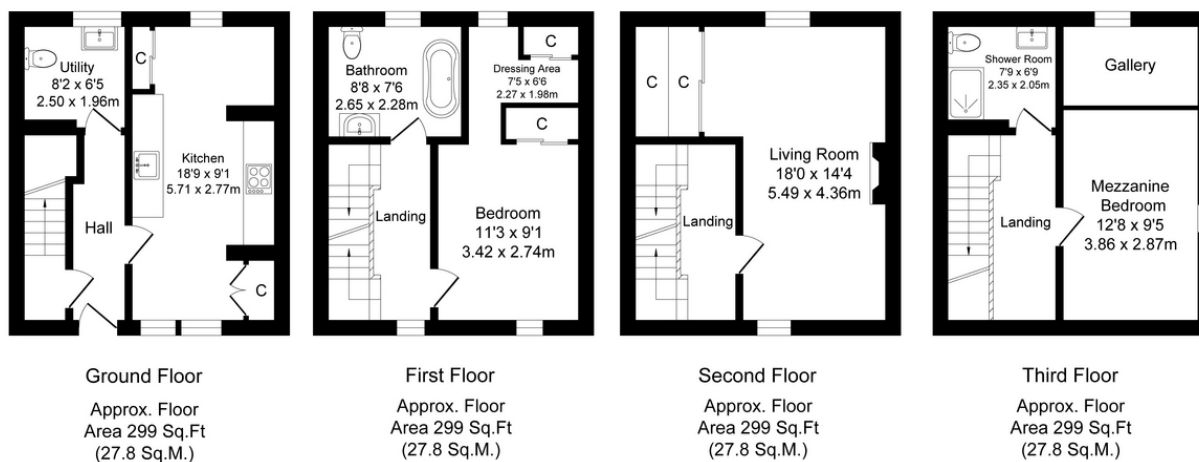
Woolley village is situated on the south side of Wakefield, midway between the city of Wakefield to the north and Barnsley to the south. The property is located close to Woolley Park Golf Club with an on-site restaurant and bar, Yorkshire Sculpture Park and Newmillerdam Country Park.

SERVICES: We are advised that the property has mains water, electricity, drainage, gas and broadband.



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Total Approx. Floor Area 1196 Sq.ft. (111.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: D
Council Authority: Wakefield Council

