

OSSETT  
COACH HOUSE



# OSSETT COACH HOUSE

Built circa 1890, Coach House was once a working building serving the grand residence nearby, where horses and carriages were kept before its graceful conversion into a family home. Today, its name remains a quiet nod to that heritage. This detached four-bedroom residence retains the honest character of its past while embracing the ease of modern living. Its stone façade, timber details and twin entrances offer quiet confidence, while inside, warmth and craftsmanship create a home that feels both established and alive.





# AN INVITING ENTRANCE

The main entrance leads through a tiled lobby with space for coats and boots, creating a gentle pause between outdoors and in. Beyond this is the open-plan entrance hall, where decorative coving introduces the home's sense of character. Directly ahead sits a fully tiled ground-floor shower room with WC and wash hand basin. A useful pantry-style cupboard beside the kitchen adds welcome practicality.

The kitchen forms the heart of the home. Underfloor heating warms the dark grey tiles, while soft green cabinetry adds gentle colour against black laminated worktops. Select cupboards feature glass fronts that invite light to dance across the surfaces. A large white double sink looks out to the front, and the vaulted ceiling glows with light from two rear Velux windows and recessed downlighting. There is ample space for a range cooker, under-counter dishwasher and washing machine, ensuring the room works as beautifully as it looks.

A stable-style entrance door beneath a timber-framed porch offers a charming alternative welcome and a subtle reminder of the home's origins.

*“The kitchen always feels alive - bright, warm and welcoming, no matter the season.”*







## GARDEN FACING RETREAT

Off the kitchen lies a versatile study suited to homeworking or quiet creative time. Oak flooring grounds the room, while French doors open to the south-east-facing garden, drawing the scent of grass and blossom inside. A Velux window in the vaulted ceiling and a front-facing window fill the space with natural light, and a discreet blow air heater cooler keeps it comfortable throughout the year.

*“Working here with the doors open and the garden just beyond is the best kind of calm.”*



# SOCIAL HEART OF THE HOME

An archway from the entrance hall leads into the dining hall, a warm and welcoming space. Patterned coving adds a touch of craftsmanship, while wall lights cast an intimate glow. A double window frames the view to the front and, at the back of the room, a wooden staircase rises to the first floor, creating a natural connection between levels.

*“Gathered here for dinner we feel the warmth of the house and the depth of our family ties.”*







## ROOM MADE FOR REST

French doors lead into the living room, a calm sanctuary filled with soft light from large front-facing windows. Patterned coving continues here, creating a gentle flow between spaces. A gas-stove fire rests on a stone flag hearth beneath a rustic timber mantel beam. Beneath the staircase, a discreet cupboard offers practical storage without disrupting the room's elegance.

*"It's where the world slows down – a room that feels good every single day."*



## GROUND-FLOOR SANCTUARY

Adjoining the living room, the ground-floor double bedroom offers comfort and flexibility. Fitted wardrobes line one wall, while double front-facing windows draw in soft natural light. Recessed ceiling lights enhance the calm, contemporary feel.

*“Waking up on the ground floor feels peaceful yet connected to everything.”*







## A PRIVATE HAVEN ABOVE

At the end of the landing, the principal bedroom reveals itself - serene, spacious and beautifully proportioned. Fitted wardrobes line one wall, and a high vaulted ceiling with exposed beams creates architectural rhythm. A ceiling fan and dual-aspect windows complete the sense of balance, filling the room with a bright and uplifting atmosphere.

*"In this room the house feels alive yet completely at rest - it's our favourite place to begin and end the day."*



# DEFINED BY LIGHT AND TEXTURE

The remaining bedrooms each bring their own personality. The north-facing double room has a vaulted ceiling with exposed beams and French doors opening onto a small roof area, creating a peaceful outdoor moment with views towards Gawthorpe Water Tower - the Grade II-listed landmark rising above the skyline.

The final bedroom features a vaulted ceiling with exposed beams and the Coach House's distinctive pitched dormer. A high window within the dormer and another below draw in soft south-west-facing light, giving the room a gentle sense of warmth and character.

The main bathroom continues the home's harmony of tone and texture. Marble-effect tiles shimmer beneath the light, framing a double shower and separate bath. A WC and wash hand basin sit neatly together, balancing practicality with quiet elegance. Two windows draw in natural light and offer welcome ventilation.

*"It feels like a little sanctuary - everyday luxury that never loses its ease."*







## GARDEN SHAPED BY LIGHT & SEASON

The south-facing garden becomes an extension of the home. French doors from the study open onto a paved terrace beneath a timber-framed pergola, the perfect spot for morning coffee or relaxed evenings. The lawn stretches beyond, edged by established planting and sheltered by an apple and a pear tree that bring gentle movement through the seasons. In the corner, a painted wooden summer house adds charm and useful storage. Beyond it, a gravelled area offers off-street parking, while at the opposite end of the house an integral single garage provides further practicality.

*"When the trees blossom, the whole garden hums with life."*



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**Approx. Gross Internal Floor Area 1843 sq. ft / 171.21 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

## FINER DETAILS

- Detached home
- 4 bedrooms
- 2 bathrooms including ground floor bathroom
- 3 reception rooms
- Charming pre 1900s character home
- Off street parking
- Excellent location with great links for commuting
- Single garage
- Tucked away on a private road
- All mains services







## ASK THE OWNERS SECTION

### WHERE DO YOU GO WHEN YOU NEED...



#### MILK:

Tesco Express (15 min walk); Lidl (5 min drive)



#### CHEMIST:

Giles and Ward Pharmacy and Ossett Pharmacy (both 5 min drive)



#### WALK:

Newmillerdam (12 min drive); Bretton Country Park (15 min drive)



#### GYM:

Total Fitness (8 min drive); Village Gym Leeds South (12 min drive)



#### PLACES TO EAT:

The Mews and Cafe Vie Bistro are both a 5 min drive away and great for breakfast and lunch; Capri Bistro Horbury (9 min drive)



#### PUB:

The Brewers 1841 (10 min drive); The Weavers (8 min drive)



#### POI:

National Coal Mining Museum (20 min drive); Sandal Castle (25 min drive)



#### LOCAL SCHOOLS:

Southdale C of E Junior School and Dimple Well Infant School are both 5 min drive Ossett Academy & Sixth Form College (6 min drive) Gawthorpe Community Academy (5 min walk)



#### PUBLIC TRANSPORT:

Bus: services run regularly into Leeds, Wakefield and Dewsbury (2 min walk); Train: Batley and Dewsbury trains stations are both 8 min drive away



# OSSETT COACH HOUSE

Coach House, Zion Street, Ossett WF5 9QT

*presented by*

Mr  
&  
Mr Child

Quintessentially Different

/// WHAT3WORDS: humid.cave.rated

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