



**Old Mount Farm, Woolley Wakefield WF4 2LD**



**welcome to**

## **Old Mount Farm, Woolley Wakefield**

The Hayloft is situated in the wonderful Rural development of Old Mount Farm and is surrounded by well-manicured gardens. A real individual and deceptively spacious home which is immaculately presented throughout.





**Entrance Hallway**

21' 7" max x 18' 6" max ( 6.58m max x 5.64m max )

**Kitchen**

14' 2" max x 14' 1" max ( 4.32m max x 4.29m max )

**Living Room**

13' 3" max x 18' 3" max ( 4.04m max x 5.56m max )

**Reception Room 2**

14' 2" max x 27' 2" max ( 4.32m max x 8.28m max )

**Bedroom 2**

15' 3" max x 10' 9" max ( 4.65m max x 3.28m max )

**Bedroom 3**

13' 9" max x 10' 9" max ( 4.19m max x 3.28m max )

**Bathroom**

14' 2" max x 6' 11" max ( 4.32m max x 2.11m max )

**First Floor**

**Bedroom 1**

12' max x 18' 4" max ( 3.66m max x 5.59m max )

**Ensuite**

7' 9" max x 6' 3" max ( 2.36m max x 1.91m max )

**Exterior**

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## Old Mount Farm, Woolley Wakefield

- UNIQUE STONE BARN STYLE RESIDENCE
- HAYLOFT WITH PRINCIPLE BEDROOM HAVING FEATURE BEAMS AND ENSUITE
- AN ABUNDANCE OF RECEPTION ROOM SPACE
- STYLISHLY PRESENTED THROUGHOUT
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: E

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126104](https://www.williamhbrown.co.uk/Property/WAK126104)



Property Ref:  
WAK126104 - 0004

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