

3

Foulby Farm



HODSONS



3 Foulby Farm  
Doncaster Road  
Foulby  
Wakefield  
WF4 1PY



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**Located within a most generous plot in the rural hamlet of Foulby is this truly stunning barn conversion which provides spacious and particularly well presented accommodation throughout.**

The property provides an excellent level of specification and offers an attractive mix of contemporary features along with more traditional themes which are in keeping with such a characterful property.

The living space is accessed via an impressive reception hall with feature staircase providing a welcoming and light entrance. The lounge has a rustic brick fireplace and exposed beams while the dining area with bi folding doors to the rear garden is open plan to a magnificent bespoke breakfast kitchen with an array of fitted units and integrated appliances.

To the first floor where an attractive landing with sitting area leads to four double bedrooms, two of which have en suite facilities, including the sizeable master bedroom which also has its own walk-in wardrobe. There is also a main family bathroom located on this level.

The South East facing rear garden is an outstanding feature having undergone a comprehensive scheme of hard and soft landscaping. The gardens are mostly laid to lawn with separate sitting and patio areas interspersed by manicured box hedging. The garden is ideal for families with young children who also enjoy entertaining through the Spring and Summer months.

At the front of the property a block paved drive provides ample off road parking and this in turn leads to an integral double garage. There is also a smaller lawned garden area to the front of the property.

Foulby Farm is a successful barn conversion development consisting of only three properties, just off the A638 Doncaster Road approximately 5 miles south East of the centre of Wakefield. The area is adjacent to scenic open countryside which includes the National Trust Nostell Priory (within 1 mile). Foulby is well placed for commuters with nearby the motorway network (M62 J31 3.69 miles).

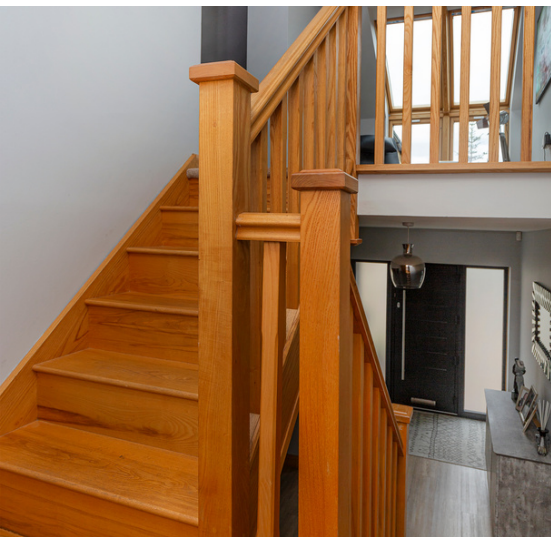












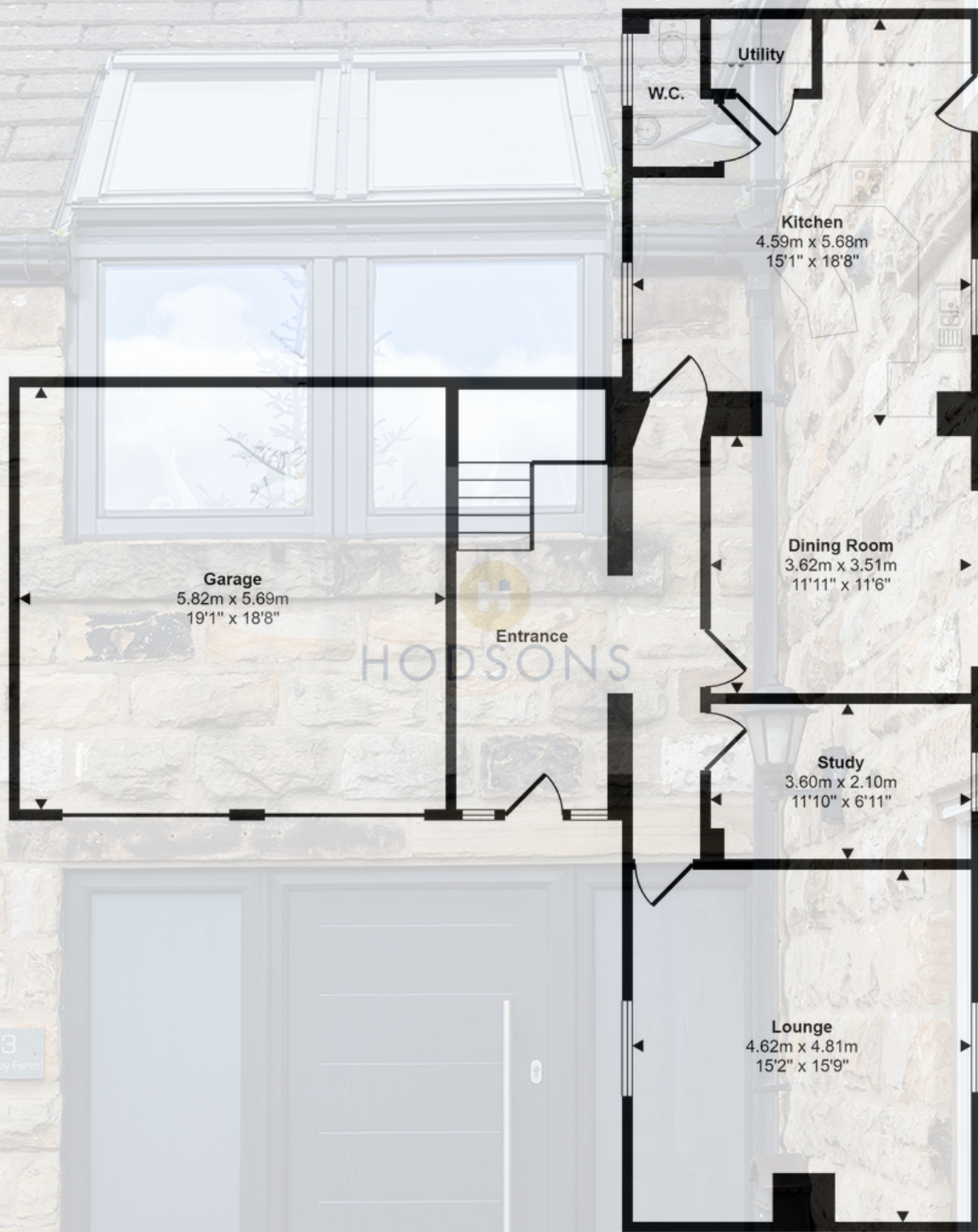











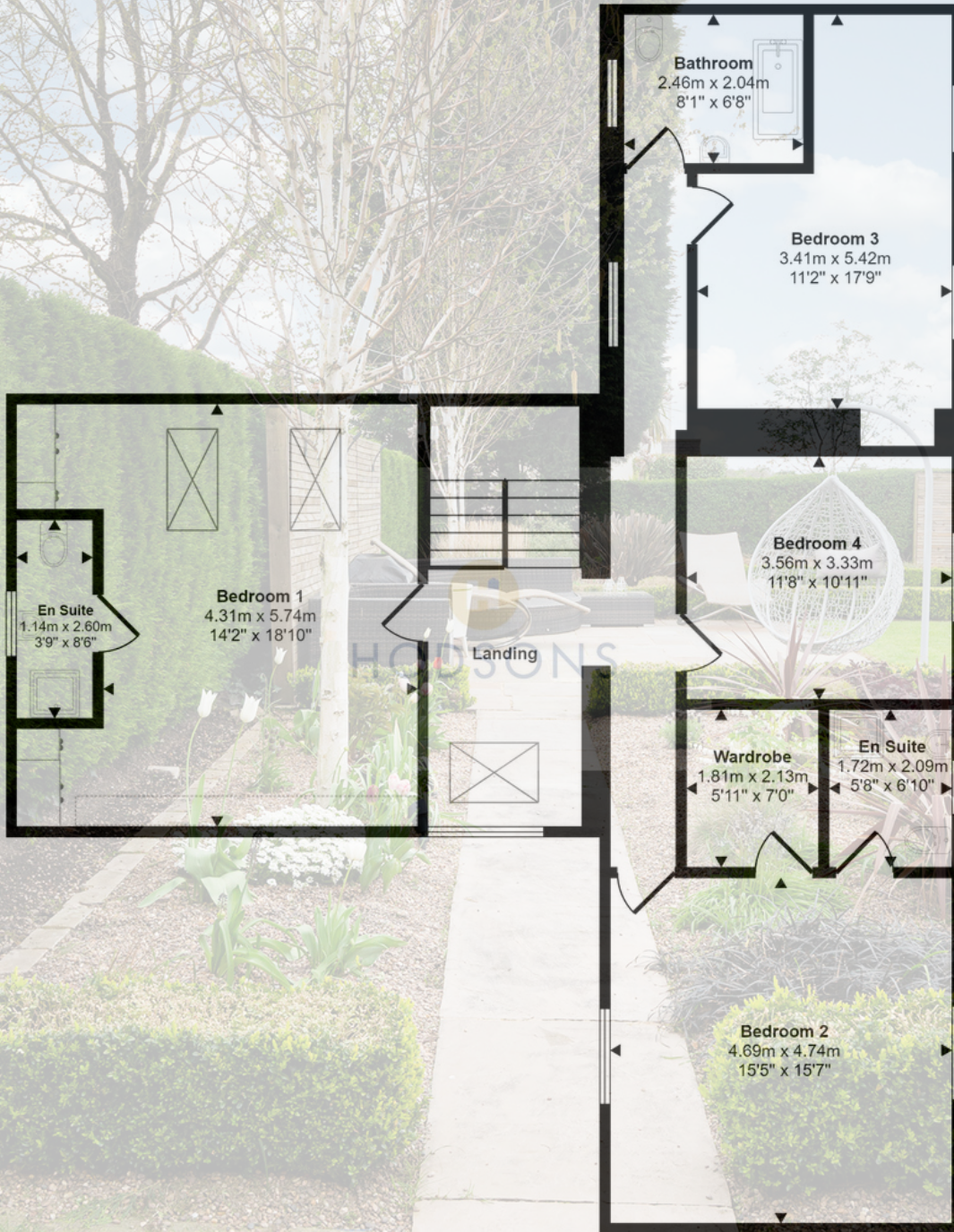


**Ground Floor**  
 Approx 122 sq m / 1318 sq ft

 Denotes head height below 1.5m


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## First Floor

Approx 122 sq m / 1312 sq ft

 Denotes head height below 1.5m

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**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - Connected to Mains water and electricity. The central heating is provided via LPG gas**

**Council Tax - Wakefield Council Band F**



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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