



Thurstan Lodge Carlton Hall,  
Carlton, Wakefield



# Thurstan Lodge Carlton Hall, Queen Street

Wakefield, WF3 3RF



Built on the site of the old stable block of Carlton Hall Farm, Thurstan Lodge Carlton Hall is a three-bedroom detached home rich in history, featuring exposed stone from circa 1550 and hardwood maple flooring from Rustless Mill. Recently refurbished, it includes new kitchens, bathrooms, boiler, fascias, and guttering.

Having undergone a comprehensive scheme of renovation throughout by the current owner to a high specification, is this simply stunning, three bedroom detached home built on the site of the old stable block of Carlton Hall Farm, which dates circa 1555, occupied by Thurstan Hunt. This three bedroom detached home has an abundance of characterful history throughout including exposed stone thought to be as old as circa 1550, hardwood maple flooring to two bedrooms from Rustless Mill, Cleckheaton when it was demolished, as well as the cast iron radiators in the lounge.

The accommodation, having been refurbished throughout to include new kitchens, bathrooms, boiler, fascias and guttering comprises of entrance hall, superb living room with oak panelling, the contemporary kitchen/breakfast room with utility room and w.c. off and to the first floor there are three bedrooms, both bedrooms one and two boasting dressing rooms, as well as the main bedroom with stunning en suite bathroom/w.c. in addition to the main house shower room/w.c. The property boasts oak sash windows, front door and garage doors and externally there is off road parking to the front of the property by way of the pebbled driveway, a side lawned garden continues around to the rear where there is also a Porcelain paved patio ideal for al-fresco dining and enjoying the amazing open views on offer.

Located in Carlton, a charming village with picturesque landscapes making it an attractive location for families and individuals seeking a tranquil yet well connected place to live with access to the motorway networks being only a short drive away.





## ACCOMMODATION

### ENTRANCE HALL

Solid wooden front entrance door. Porcelain tiled floor, staircase with handrail leading to the first floor landing, opening into the kitchen breakfast room, door into the superb living room.

### LIVING ROOM

Three solid oak double glazed sash windows to the front and a further solid oak double glazed sash window to the side, four wall light points, double glazed Oak French doors to the side, Oak panelling to two walls and exposed bricks to the remaining two walls from the original stable block. Chimney breast with Yorkshire stone hearth and solid oak wooden mantle made from the original stable block, two cast iron radiators from Rustless Mill Cleckheaton when demolished, door into an inner hall, inset spotlights to the ceiling.

### KITCHEN BREAKFAST ROOM

A range of shaker style wall and base units with brushed stainless steel handles and laminate work surface with laminate upstands, twin Lamona oven and grill, built in wine cooler, five ring ceramic Lamona hob with cooker hood with curved black glass surround, ceramic sink and drainer with mixer tap, integrated Prima dishwasher, central island with breakfast bar and seating space for five, integrated Lamona fridge and freezer. Double glazed window to the side with bi-folding doors leading to the paved patio area enjoying the open aspect views. Inset spotlights to the ceiling, Porcelain tiled floor, two contemporary anthracite radiators and a door into the utility room. Opening into inner hallway.

### UTILITY ROOM

Recently installed wall mounted condensing boiler and water tank. Porcelain tiled floor, plumbing and drainage for a washing machine, space for a dryer.

### INNER HALLWAY

Porcelain tiled floor, inset spotlights to the ceiling, doors to the w.c. and understairs storage cupboard, which has a Porcelain tiled floor and inset spotlights to the ceiling.

### W.C

Low flush w.c., ceramic wash basin with chrome mixer tap built into a high gloss vanity cupboard, Porcelain tiled floor and walls, solid oak double glazed frosted sash window to the rear, inset spotlights to the ceiling.

### FIRST FLOOR LANDING

Pitched sloping ceiling, original beam, doors leading off to three bedrooms and modern shower room/w.c.

### BEDROOM ONE

Inset spotlights to the pitched sloping ceiling, two solid oak double glazed sash windows to the front and a further to the side, two central heating radiators, doors into the en suite bathroom/w.c. and a dressing room. Exposed stone wall.





### EN SUITE BATHROOM/W.C.

Freestanding bath with mixer tap and freestanding pull out shower attachment, two wall hung wash basins both with black mixer taps built into vanity drawers with vanity mirrors, low flush w.c., walk in shower cubicle with shower screen and mixer shower having black rain shower head and shower attachment. Porcelain tiled walls and floor, exposed stone wall, original timber beam, inset spotlights to the ceiling, extractor fan to the ceiling, Anthracite contemporary ladder radiator.

### DRESSING ROOM

Built in dressing table, wardrobe rails and fixed shelving. Pitched sloping ceiling with inset spotlights. Power.

### BEDROOM TWO

Solid oak double glazed sash window to the front, hardwood maple flooring from Rustless Mill Cleckheaton, pitched sloping ceiling with original beams and inset spotlights, sliding door into the dressing room, central heating radiator.

### DRESSING ROOM

Fixed shelving, wardrobe rails, exposed stone wall from original stable block, built in dressing table, inset spotlights to the ceiling and power.

### BEDROOM THREE

Solid oak double glazed sash window to the front, central heating radiator, hardwood maple flooring from Rustless Mill, Cleckheaton, original beams, inset spotlights, double doors providing access to a built in wardrobe with rail and inset spotlights.

### SHOWER ROOM/W.C.

Wall hung larger than average wash basin with mixer tap built into vanity drawers, vanity mirror, tiled walls, Porcelain tiled floor, low flush w.c., walk in shower cubicle with black mixer shower having rain shower head and pull out shower attachment. Black ladder style radiator, inset spotlights to the ceiling, extractor fan to the ceiling.

### OUTSIDE

To the front there is a shared pebbled driveway via private electric gates leading to Thurston Lodge. Three outside lights to the front, Yorkshire stone pathway to the front and side, large pebbled driveway providing ample parking for several vehicles and continues around to the side. Two outside lights to the side and an attractive lawned garden continuing round to the rear. Timber panelled fence surrounds and open aspect views. Water point connection to the rear with two further outside lights. A rear Porcelain paved patio area ideal for entertaining and al-fresco dining that soaking in the stunning views. Pebble pathway leading to the front of the property with a double outside power socket and further lighting to the side.

### COUNCIL TAX BAND

The council tax band for this property is E

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

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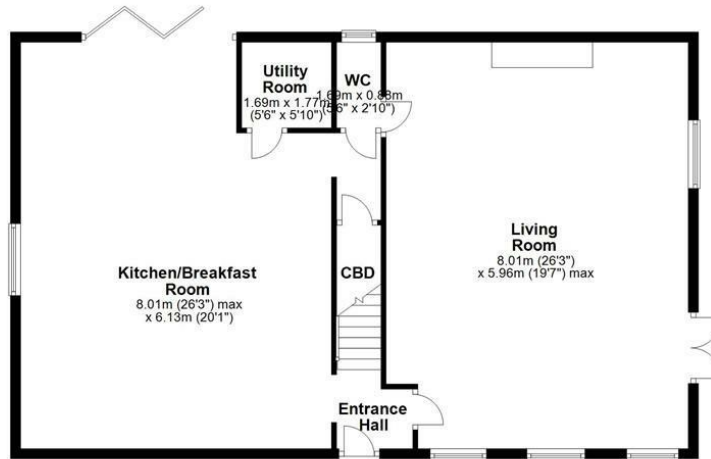
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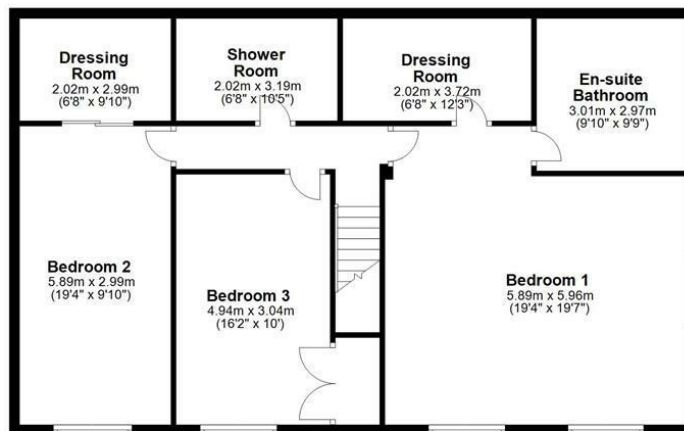
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Ground Floor



First Floor



Total area: approx. 210.9 sq. metres (2270.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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