



Priestwell House

53 Jenkin Road, Horbury, Wakefield

 **Hallmark**  
from Richard Kendall



# Priestwell House, 53 Jenkin Road

Horbury, Wakefield, WF4 6DP



An exceptional five double bedroom stone built residence with period charm and modern luxury. Situated in the sought after town of Horbury is this distinguished period home with original features throughout dating from 1878.

Set back from the highly regarded Jenkin Road, this distinguished five bedroom detached stone built residence exudes elegance and timeless character. Originally constructed in 1878 and thoughtfully extended in 2002, this remarkable home showcases a wealth of period features, including high ceilings, intricate decorative coving and exquisite open fireplaces, seamlessly blending historic charm with contemporary features.

The property is accessed via the impressive entrance hall which provides access to the principal reception rooms including a sophisticated living room and dining room. The kitchen breakfast room connects to the dining room and leads to both the utility room and family room, each with direct access to the outdoors. A downstairs shower room is also conveniently located on this level. Descending to the cellar, you will find a spacious main room and a wine cellar, ideal for storage or future conversion opportunities. The first floor offers five well proportioned bedrooms, a house bathroom and a separate shower room. The upper floors boast breath-taking, far reaching views extending to Emley Moor.

Nestled on a generous plot, the property enjoys beautifully maintained gardens creating a serene and private retreat. The tiered front garden is predominantly laid to lawn, featuring carefully planted beds and charming dry stone walling. A picturesque summer house, complete with power and lighting, offers a versatile space for relaxation, work, or leisure. A stone staircase leads to a paved patio area, ideal for al fresco dining and entertaining. The private rear garden is equally impressive featuring expansive lawns, mature greenery and a fully enclosed boundary with timber fencing and hedging. A substantial tarmacked driveway, accessible via a shared entrance, provides extensive parking and leads to the stone double garage, complete with electric roll-up doors, power, lighting, and plumbing. Additionally, a timber lean-to shed offers further storage solutions.

Steeped in history, this prestigious home has carried several names, including South View House and Priestwell Close, and is now known as Priestwell House. Positioned in the highly sought-after town of Horbury, the property is within close proximity to local shops, reputable schools, and essential amenities, as well as excellent transport links, including local bus routes and major motorway networks.

This exceptional residence presents a rare opportunity to acquire a distinguished period home, perfect for discerning buyers seeking space, character, and convenience. Early viewing is highly recommended to fully appreciate the grandeur of this remarkable property.









## ACCOMMODATION

### CELLAR

Stairs from the entrance hall leading to the main cellar room. Power and light, ideal storage space, original cold flooring slabs, opening to the boiler room and a door to the wine cellar.

### BOILER ROOM

Worcester combi boiler housed in here.

### WINE CELLAR

### ENTRANCE HALL

Timber frame double glazed front door with partially frosted glass pane, original arch frosted glass pane which leads us into the entrance hall. Entrance hall has a central heating radiator, coving to the ceiling, stairs providing access to the first floor landing. Doors to the living room, dining room, kitchen breakfast room, rear hallway and down to the cellar.

### LIVING ROOM

Dual aspect timber framed double glazed window, one to the front and one to the rear. Original coving, dado rail, two central heating radiators, gas fireplace with marble half surround and wooden mantle.

### REAR HALLWAY

Timber framed door providing access to the rear of the property, central heating radiator, door to the downstairs shower room and fitted shelving.

### DOWNSTAIRS SHOWER ROOM

Extractor fan with frosted timber framed double window to the rear, central heating radiator, low flush W.C., pedestal wash basin with mixer tap, shower cubicle with mains fed showerhead attachment, glass shower screen, half tiling.

### DINING ROOM

The most original room in the property holding a variety of period pieces such as plaster relief frieze, coving to the ceiling, original ceiling rose, original open fire place with tiled half surround and wooden mantle, picture rail, two central heating radiators, two timber framed double glazed windows - one to the front holding a window seat and one to the side. Set of double doors into the kitchen/breakfast room.

### KITCHEN/ BREAKFAST ROOM

Door back to the entrance hall, door to the utility, opening to the family room. Two timber framed double glazed windows one to the side and one to the rear. Coving to the ceiling, range of modern wall and base units with marble work surface over, stainless steel 1 1/2 sink inset with drainer built into the work surface and mixer tap, five ring gas hob with partial stainless steel splashback and stainless steel extractor hood above. Granite island with breakfast table and inset sink. Space and plumbing for an American style fridge freezer, integrated double oven, kickboard heating fitted in here, integrated dishwasher.

### FAMILY ROOM

Two timber framed double glazed double windows - one to the rear, one to the side. Three central heating radiators, coving to the ceiling, set of UPVC double glazed sliding doors to a rear patio area providing indoor/ outdoor living.

### UTILITY

Central heating radiator, timber framed double glazed window to the side, range of fitted storage, Vaillant combi boiler housed in here, base units with laminate work surface over, stainless steel sink and drainer with mixer tap. Tiled splashback, space and plumbing for washing machine and tumble dryer, timber door providing access to the rear of the property.

### FIRST FLOOR LANDING

Coving to the ceiling, ceiling rose, original glass timber framed single pane arch window to the rear, further arched timber framed double glazed window to the side with a window seat. Spotlighting to the ceiling, partial loft access, central heating radiator, access to bedrooms one, two, three, four, five, a family bathroom and a shower room.

### BEDROOM ONE

Dual aspect timber framed double glazed windows - one to the front, one to the rear. Far reaching views up to Emley Moor. Two central heating radiators, coving to the ceiling, ceiling rose, cast iron open fireplace with tile half.









## BEDROOM TWO

Two timber framed double glazed windows - one to the front, one to the side. Two central heating radiators, coving to the ceiling, decorative cast iron fire place with tile half.

## BEDROOM THREE

Two timber framed double glazed windows to the rear, coving to the ceiling, loft access, ceramic wash basin on a storage unit with mixer tap and tiled splashback.

## BEDROOM FOUR

Two timber framed double glazed windows to the front, two central heating radiators, coving to the ceiling.

## FAMILY BATHROOM

Timber framed double glazed window to the side, central heating radiator, chrome ladder style central heating radiator, spotlighting to the ceiling, extractor fan, low flush W.C., his and hers style pedestal sinks, panel bath with mixer tap and shower head attachment, separate shower cubicle with mains fed overhead shower and shower head attachment with glass shower screen. Half panelling and partial tiling.

## SHOWER ROOM

Timber framed double glazed window to the front, central heating radiator, spotlighting to the ceiling, coving to the ceiling, chrome ladder style central heating radiator, low flush W.C., wash basin built into a storage unit with storage below and mixer tap, double shower cubicle mains fed overhead shower with shower head attachment with glass shower screen, full tiling. This room has potential to be created into en-suite for either bedroom one or bedroom two (subject to planning).

## BEDROOM FIVE

Timber framed double glazed window to the side, central heating radiator.

## OUTSIDE

Access to the property is to the rear.

To the front of the property there is a garden mainly laid to lawn, incorporates wood tripped areas with planted features throughout with mature trees, shrubs and flowers. Dry stone walling with implanted beds in a tiered effect leading up to a paved patio area, perfect for outdoor dining and entertaining purposes, also provides access to the front door, leading us into the property itself. The garden itself is fully enclosed by hedging and timber fencing and provides access to an outdoor summer house which is brick built and has UPVC double glazing throughout. To the rear of the property there is a laid to lawn garden with some mature trees and shrubs as well as flowers throughout, planted beds and a tarmac driveway which provides off road parking for several vehicles with some prime parking spaces to the side of the property as well as a double detached stone garage slightly further up the drive and lean-to style storage shed to the side. Rear garden is also fully enclosed by hedging and timber fencing. The driveway is accessed through a set of iron double gates with an expansive tarmac driveway providing offroad parking for many vehicles.

## SUMMER HOUSE

UPVC double glazing throughout. Power and light.

## STONE GARAGE

Very good sized double garage with two electric roll up doors, separate UPVC double glazed side door for access, UPVC double glazed window. Power, light and plumbing throughout. Voluted ceiling. Subject to planning would make an ideal conversion to an annex.

## LEAN-TO STYLE STOAGE SHED

Power and light.

## WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We have loved living in Priestwell House for the last thirty years. It is a wonderful home to bring up a family, with a large playroom connected to kitchen and plenty of space to play outside. The garden is very private and not overlooked. It is a very quiet location but close to motorway and railway station. The large kitchen linked to patio/ barbecue areas are ideal for entertaining. A good range of local shops and restaurants are within easy walking distance. Horbury is a thriving community with lots of activities and groups for children and adults."

## COUNCIL TAX BAND

The council tax band for this property is G.

## 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.

## EPC RATING

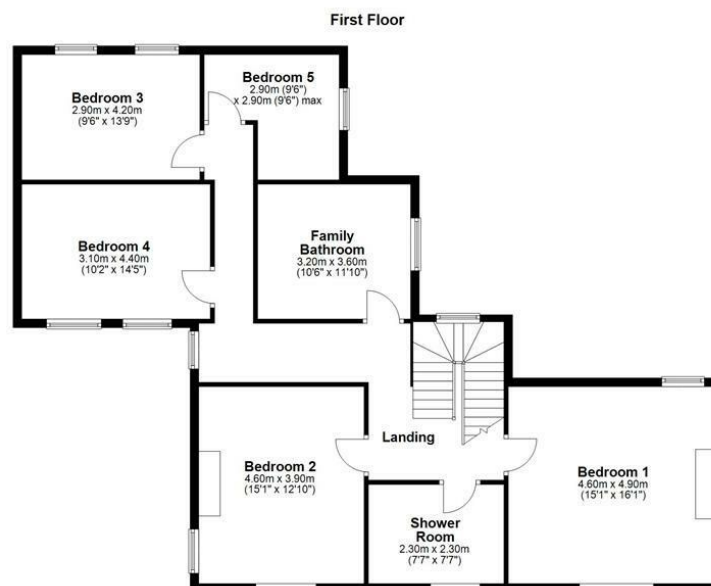
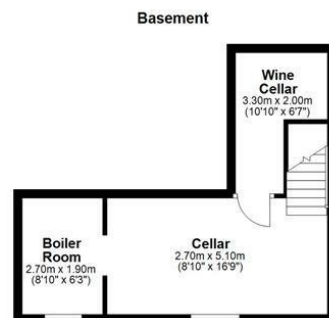
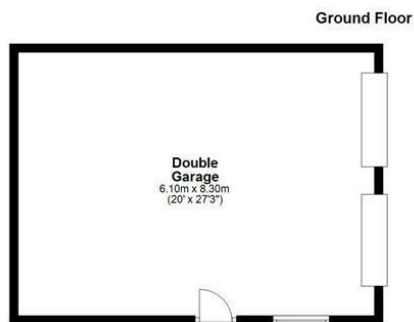
To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

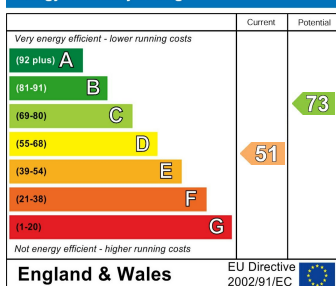
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.







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\*your home may be repossessed if you do not keep up repayments on your mortgage

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