

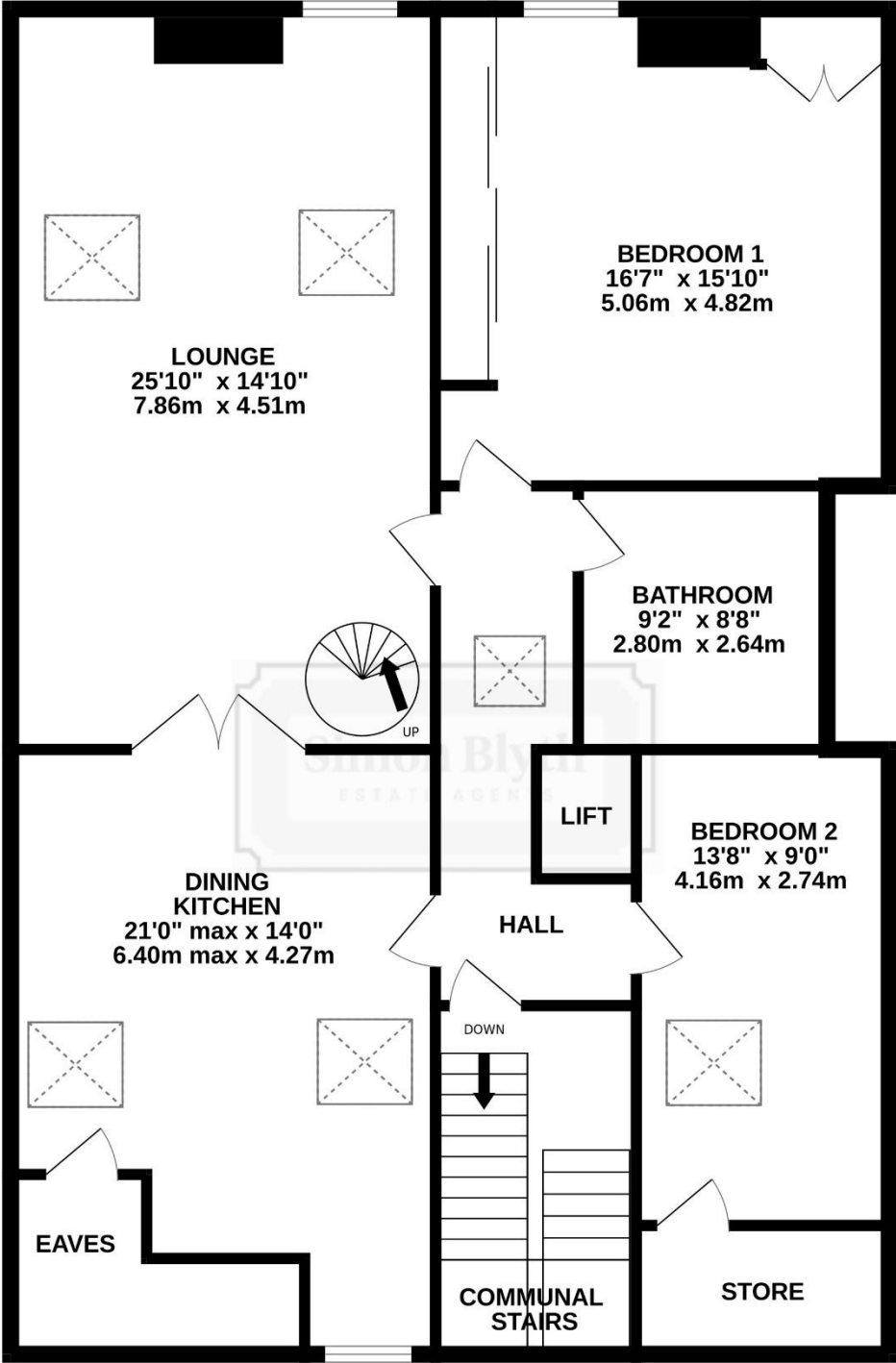


**Simon Blyth**  
ESTATE AGENTS

**THE TOP FLOOR APARTMENT, 9, OLD MOUNT FARM, WOOLLEY, WF4 2LD**

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OLD MOUNT FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

WITHIN THE HEART OF THIS VILLAGE, THIS STUNNING APARTMENT OCCUPIES THE TOP FLOOR LEVEL OF THIS BEAUTIFUL PERIOD BUILDING. IT HAS LOVELY VIEWS OUT OVER THE VILLAGE AND IS SERVED BY A DOUBLE WIDTH DRIVEWAY AND LARGE DOUBLE GARAGE. AN ASTONISHING HOME THAT HAS STAGGERING BEAMS AND TIMBERS ON DISPLAY, IT IS ACCESSED VIA AN IMPRESSIVE STAIRCASE AND ALSO A HIGH-QUALITY LIFT OPENING WITHIN THE HEART OF THE APARTMENT. THE PROPERTY BRIEFLY COMPRISES OF A VERY LARGE LOUNGE WITH WOOD BURNING STOVE, SUPER VIEWS, POLISHED TIMBER FLOORING, AND SPIRAL STAIRCASE TO ROOF, LARGE DINING KITCHEN, BEAUTIFULLY APPOINTED AND ONCE AGAIN HAVING A WONDERFUL NUMBER OF BEAMS, WINDOWS ROOF LIGHTING AND HIGH-QUALITY FITTINGS. THERE ARE TWO GOOD SIZED DOUBLE BEDROOMS AND A HIGH SPECIFICATION BATHROOM/SHOWER ROOM. THE PROPERTY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED AND UNDERSTOOD.

**Offers Around £335,000**

## ENTRANCE HALL

Beautiful broad entrance door gives access to this fabulous large, detached building occupying a prominent position within this much loved village. This doorway leads through to the shared entrance hallway which has delightful character and charm, and the hallway leads to a staircase and to a lift up to the apartment itself. The lift has a private entry system and opens up within the inner hallway of the apartment. A truly remarkable and pleasant feature.

Turn into the shared staircase, a doorway from the shared staircase at the top floor level leads through into the hallway of the apartment. This hallway, as the photographs suggest, is particularly spacious and demonstrates the size and nature. It has beams, polished timber floor, attractive fittings and of course, the glazed lift. The hallway gives access to all of the principal rooms including the lounge.

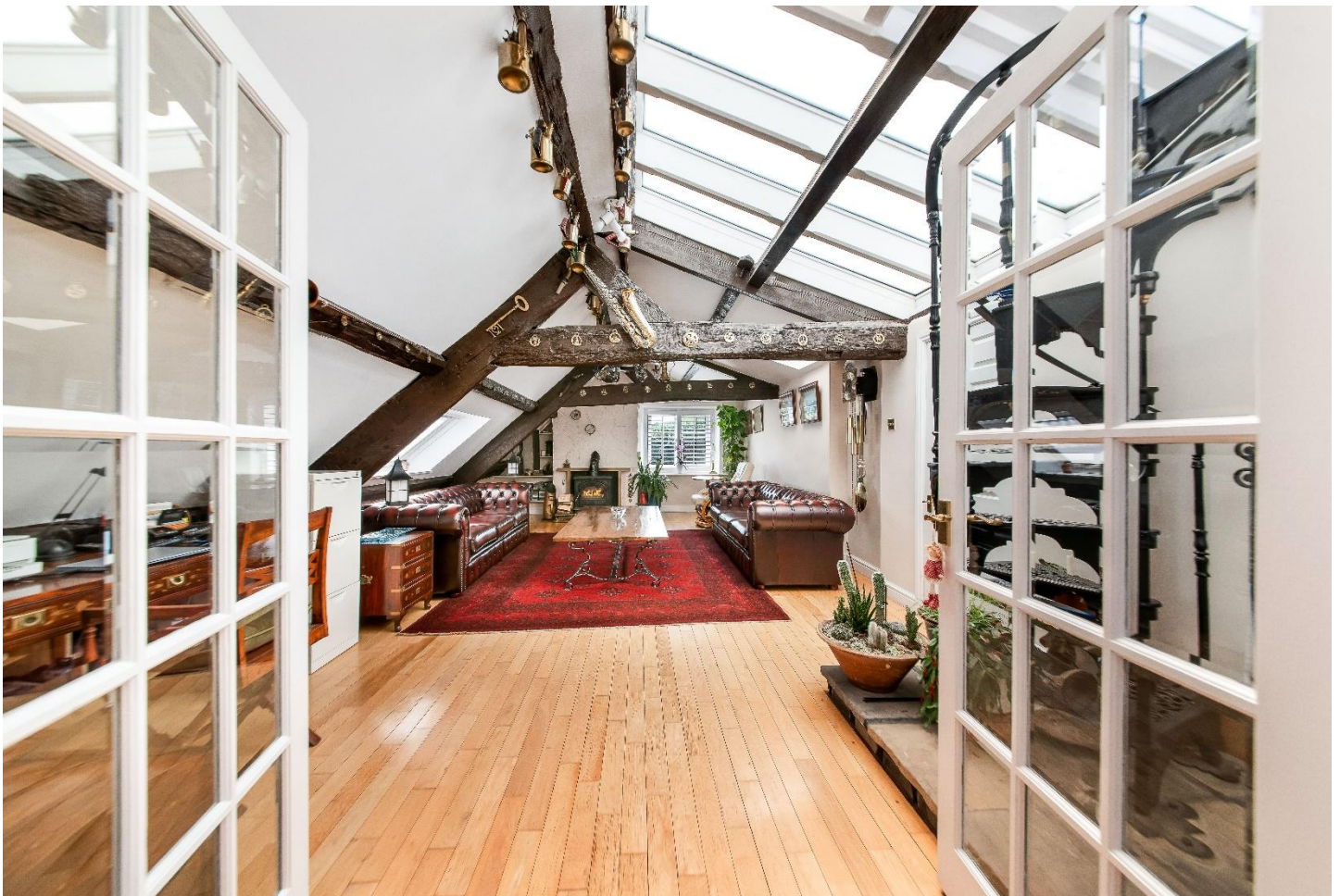




## LOUNGE

*Measurements – 25'10" x 14'10" (7.89m x 4.51m)*

This, which opens through to the dining kitchen, is a tremendously impressive space with a huge number of windows including gable windows, giving a pleasant view out over the fields, and large roof light windows. The room has simply superb beams and timbers on display, beautiful wood burning stove, and high-quality polished timber flooring. The room has a spiral staircase that gives access to an opening roof light with which leads up to the roof level. The vendor has created a stunning area that enjoys remarkable views out over the village. This rooftop space can best be described as astonishing. It must also be stated that whilst enjoyed by the vendor, selected usage is advised due to limited railings and the height involved. Access through to the dining kitchen is both from the lounge but also from the entrance hallway.





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### DINING KITCHEN

Measurements – 21'0" x 14'0" (6.40m x 4.27m)

The dining kitchen is beautifully finished and has a large number of units with attractive working surfaces. There are cabinet display shelving and an in-built oven with a hob and an extractor fan over. There is also an oven with the usual warming ovens and two hot plates. This is a fabulous feature to the room. Once again, the room has windows to the roof line and also to the gable giving peasant long distance views, high quality lighting, beautiful timber flooring and useful storage cupboards.





**BEDROOM ONE**

Measurements – 16'7" x 15'10" (5.06m x 4.82m)

A lovely double room with wonderful beams and timbers. There is a window giving long-distance views and superb mirror fronted wardrobes to a particularly high-quality finish.



## BEDROOM TWO

Measurements – 13'8" x 9'0" (4.16m x 2.74m)

Once again, a double room with a Velux window, with wonderful beams and timbers on display.



**BATHROOM**

Measurements – 9'2" x 8'8" (2.80m x 2.64m)

Used as a shower room/wet room, superbly appointed and fitted with high specification shower with glazed screen and chrome fittings. There is a bidet, inset wash hand basin and low-level W.C. The bathroom has attractive tiling, beams and spotlighting.



## OUTSIDE

The property enjoys a pleasant courtyard used exclusively by the properties within the period dwelling (9, 10 and 11 Old Mount Farm). To one corner there is a double width driveway providing parking and giving access to the unusually large double garage which is superbly appointed.

Please note – viewing the roof area must be done with caution and by suitable persons as this area has limited railings.







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PROPERTY VIEWING NOTES

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A large, empty rectangular box with a thin black border, intended for handwritten or typed notes regarding the property viewing.

## **ADDITIONAL INFORMATION**

### **LEASEHOLD INFO**

Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating - E

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – D

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 29/05/25

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

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