

THE CROFT
BADSWORTH



A CHARACTERFUL COTTAGE TO CALL HOME

Sitting pretty at the heart of Badsworth, The Croft is a unique and homely property where you'd love to settle. Tucked back from the lane within a large private plot spanning approximately two thirds of an acre, this is a characterful beauty which must not be missed. Formerly part of the Badsworth Estate, this 200-year-old cottage was once home to the village milkman but as it stands today is a modernised family abode with many original features remaining firmly part of its charm. From the stone exterior to the rustic exposed beams, homeowners seeking a traditional aesthetic will not be disappointed with this character detached property and its surrounding exterior space. Featuring three large double bedrooms, a detached garage and ample off-street parking for a variety of vehicles, step inside to appreciate this unique renovation for yourself.

*"How it looks today is nothing like it was when I arrived 35 years ago.
It was a bit rough and ready, but I've turned it into a cosy home."*



After catching a glimpse of the stunning gardens, you'll enter the property at the front via the boot room which is nestled away on the corner of the patio.



STYLISH FIRST IMPRESSIONS

This beautiful entrance hall was transformed just 18 months ago with the removal of two interior doors, to maximise on space and practicality as well packing a punch for first impressions. Stylish shaker style cupboards incorporate a window seat and provide much needed storage for coats and shoes. Before you continue exploring the rest of the home, to the left you'll find a metro tiled ground floor shower room with a sink and W/C which has been finished to a high spec.

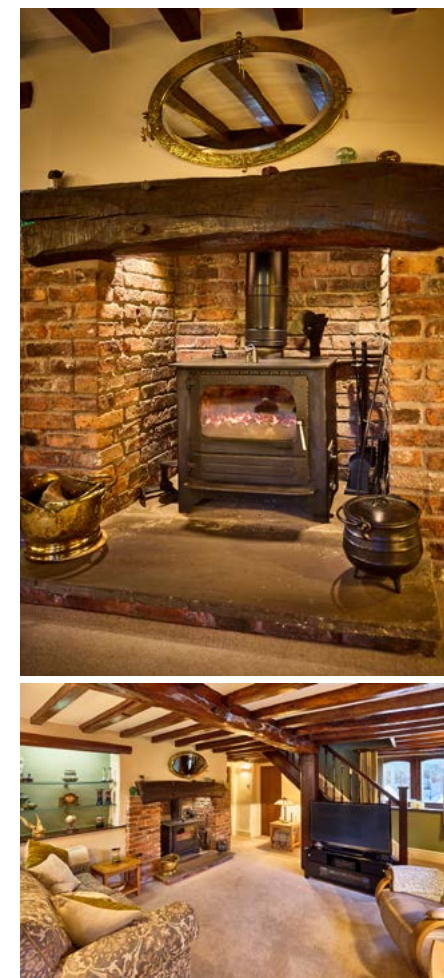




GENEROUS LIVING SPACE

The multi-functional lounge and dining room are combined with a structural pillar and stone steps to separate the zones. Characterised by the statement beams running across the entirety of the ceiling and non-uniform rustic walls, this room is the epitome of imperfect perfection. In every direction you'll spot unique features that maximise every nook and cranny – from the understairs cupboard door to the shelving in the alcoves. A contrast between high and low ceiling ensures that the lounge area stays cosy, especially when the multi-fuel stove is burning in the winter which also runs the central heating. The dual-aspect dining room has a view of the garden which is accessed via French doors leading out onto the patio.

“It’s a lovely, quiet village and in many ways the home feels the same. It’s a private and quiet home just for us.”





A COMFY CORNER

Before you enter the kitchen, you'll discover a second sitting room, fondly known as the snug. Featuring the same cosy aesthetic as the lounge with the signature beams continuing through here, the design elements are also cohesive including the traditional column radiators and a second log burner set within the fireplace. This comfy corner of the home is ideal for use as an adult space to curl up with a book or a night cap, away from the main social hub. This room was previously used as a fourth bedroom which worked well due to having use of the downstairs shower room just off the entrance boot room.

"This is a lovely room if you've been out all day and just want to come home and sit in front of the fire. It feels like a traditional room and is how it ought to be."





A MODERNISED FARMHOUSE KITCHEN

The breakfast kitchen which forms the east wing of the property has been renovated sympathetically and fitted with handmade wood cabinetry of a bespoke design due to the requirements and age of the building. Finished with a practical oak flooring, it offers a harmonious blend of modern comforts and traditional farmhouse living. Each window offers a different view of the garden and timeless cream shaker style units wrap around the perimeter, ending with a built-in corner exposed oak dining area. This is a perfect place to perch with your morning coffee. A classic Gas Rayburn stove which takes care of the central heating is among the highlights, accompanied by Neff built-in appliances including a gas hob, double oven and wine fridge which comes in handy for sociable evenings. Access to the garden is via the stable door featuring the original lock as a nod to The Croft's heritage.





BOASTING THE BEST VIEWS

Completing the ground floor is the orangery – a recent addition to the floorplan offering another space to relax and retreat. The striking sage green and glass structure which incorporates the charm of the original stone walls, has the best view of the garden and offers a tranquil spot to unwind and feel closer to nature.





MAKE YOUR WAY TO THE MASTER

Heading up the stairs, farmhouse doors will lead you to three large bedrooms, with the Master being the first door on the left. Fitted wardrobes and a variety of drawers were added just 18 months ago to provide ample storage space and a tiled en-suite W/C complete with a counter-top wash basin can be found tucked away neatly in the corner of the room.





MORE PICTURESQUE VIEWS

The second bedroom is a generous double equal in size to the master, with picturesque views of the rear garden. Also featuring the original ceiling beams following the apex of the roof, contrasted with modern fitted wardrobes for practicality. Soft neutral carpet underfoot comes as standard across the sleeping quarters. Above the kitchen you'll find a third double bedroom with an asymmetrical sloped roof. From here you can lay your head on the pillow and see the church overlooking the village and the rolling fields beyond.





IMMACULATELY TRANSFORMED

The family bathroom has undergone a recent transformation and here you'll now find a luxury sleek four-piece white suite. Boasting a large curved-edge bath, separate shower enclosure with rainfall showerhead, heated towel rail, W/C and wall mounted-wash basin, the whole space is immaculately presented. Finished with the home's signature beams peeking through the walls and a matching interior farmhouse door painted white to keep the room bright and airy.





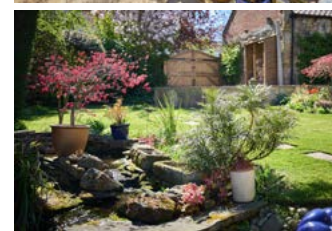
Sitting on a very
generous plot, the garden
surrounds the property
for a picturesque view
from every angle.





PRIVATE & PRISTINE

The boundaries are lined with mature evergreen hedging, shrubs and trees including silver birch trees for privacy, and despite being situated in the heart of Badsworth, it's rare that you'd spot anybody from the confines of your home. There is a gate at the bottom of the garden that leads you into the centre of the village if you are heading out to meet friends. The whole of the exterior is pristine and there's something for everyone – vast lawns for the children to play, plenty of flower beds and potential for vegetable patches for the green-fingered and a wrap-around patio with seating areas for entertaining. Parking will also never be an issue, thanks to the large main drive and a second parking area/patio which means there is ample space for numerous vehicles including a caravan or motorhome. There is also a detached double garage with a ladder to roof storage and a workshop area.



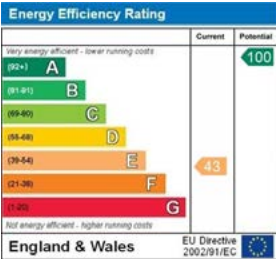
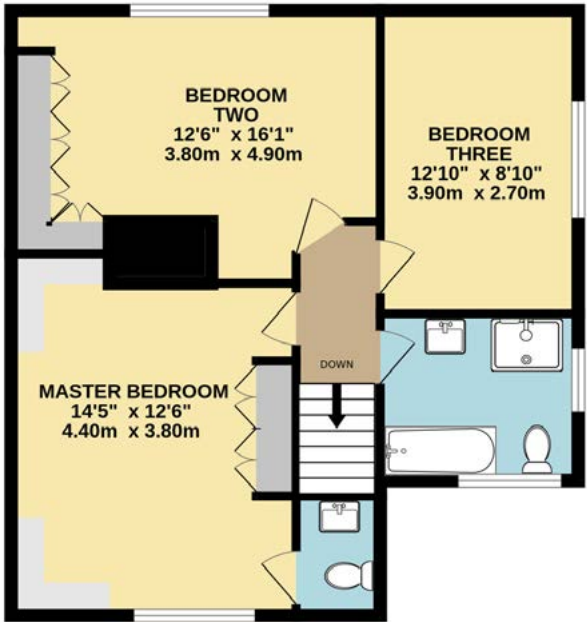
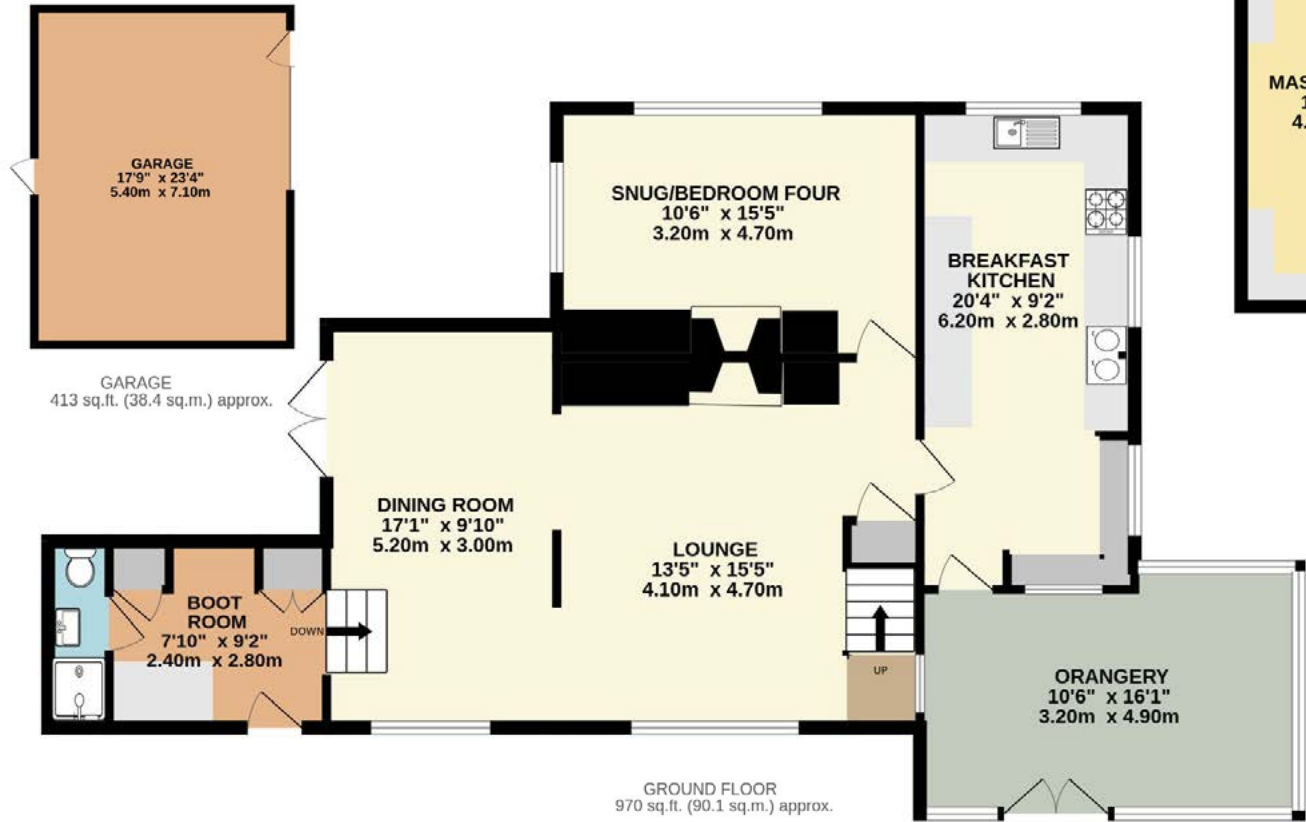


AREA TO EXPLORE

The picturesque and highly sought-after village of Badsworth is nestled within Yorkshire's iconic countryside, offering breathtaking panoramic views, scenic walking trails, and a vibrant community spirit. Steeped in history, the village is home to the 14th-century St Mary's Church, famously mentioned in the Domesday Book. As part of a designated conservation area, Badsworth also boasts a highly regarded primary school at its heart. Just a short distance away lies the bustling village of Ackworth, which provides the conveniences of a small town. Amenities include a public library, doctor's surgery, chemist, supermarket, convenience stores, multiple pubs serving restaurant-quality food, and a charming tearoom located above the gift shop. This home's location appeals to those who cherish the tranquility of rural countryside living while still being within easy reach of major towns and cities. Pontefract, Wakefield, Leeds, Doncaster, Sheffield, and York are all accessible in under an hour via the A1 and M62 road networks. For leisure and family days out, the area offers several attractions, including the National Trust's Nostell Priory, Pontefract Racecourse, Winterset Country Park, and Farmer Copley's family farm.

TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

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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KEY FEATURES

- Three Bedroom Detached Period Cottage
- Property Dating Back to 1800's
- Beautifully Presented Breakfast Kitchen Leading to the Orangery
- Spacious and Open Plan Lounge Through Dining Room with Multi-Fuel Burner
- Separate Snug/Bedroom Four, Boot Room and Downstairs Shower Room
- Impressive Master Bedroom with Fitted Furniture and En-suite
- Two Further Large Double Bedrooms
- Contemporary Four Piece Family Bathroom
- Exceptional and Mature Wrap Around Gardens with Feature Pond and Patio Areas
- Large Block Paved Driveway Providing Multiple Vehicle Parking and Detached Garage
- Freehold Property and Council Tax Band F



THE CROFT

BADSWORTH

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WHAT3WORDS: waltz.walking.upper

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