Oaktree Farm Gamble Lane,Farnley Leeds LS12 5LL

william
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welcome to

Oaktree Farm Gamble Lane, Farnley Leeds

This delightful farmhouse provides exceptional balance of character, living space & practical outbuildings including a barn with possible potential for development all set within generous grounds Rarely do properties offer such extensive ancillary accommodation alongside a comfortable family home.

Property Information
This impressive four-bedroom farmhouse offers an exceptional opportunity to acquire a spacious family home set within approximately 0.9 acres of beautifully maintained south-facing gardens. Combining character features with versatile outbuildings including an additional barn, triple garage space and a large greenhouse, the property provides the ideal environment for family living, gardening enthusiasts, hobbyists or those seeking additional workshop and storage facilities.

Enjoying far-reaching countryside views, the property boasts generous living accommodation throughout,

Entrance Porch
A welcoming entrance porch provides access into the main house.

Downstairs Wc
Convenient ground floor cloakroom comprising WC and wash hand basin.

Kitchen with Dining Space
The heart of the home, this spacious fitted kitchen diner offers tiled flooring, exposed ceiling beams, integrated fridge freezer, built in oven, excellent range of fitted units and workspace, room for family dining.

Utility Room
Offshot from the main kitchen with space for a washing machine and a tumble drier with additional sink. Also provides a view of the main entrance driveway.

Lounge
A fantastic-sized reception room measuring approximately 31'6" x 18'0", featuring character exposed ceiling beams, fitted carpet, abundant space for both seating and entertaining, a warm and inviting family atmosphere. Stone and tiled fireplace with log-burning stove and built in drinks cabinet / storage.

Dining Room
Large and spacious dining room with windows to 3 sides and extensive views northwards towards Leeds.

Conservatory
A delightful addition to the property, enjoying lovely views over the garden and surrounding countryside, an ideal space for relaxing and enjoying the changing seasons.

Entrance Hall / Stairwell
Allows alternative entry into the property and access between ground and first floors

Landing
A bright and spacious landing area benefiting from windows to the front and side elevations.

Bedroom One (main Bedroom)
A generous double bedroom featuring built in wardrobes and storage, windows to both the front and side elevations, pleasant outlooks.

Bedroom Two
A large double / twin bedroom with excellent proportions and built in wardrobes enjoying lovely views over the garden to the front

Bedroom Three
A comfortable single bedroom suitable for family members or guests.

Bedroom Four
A versatile fourth bedroom with built-in storage and flexibility for use as a bedroom, nursery or home office.

Bathroom
Positioned to the rear of the property and benefiting from far-reaching views, comprising separate shower enclosure, bath, WC, bidet, wash hand basin.

Garden
Approximately 0.9 acres, south facing aspect, extensive lawned areas, ideal for families, entertaining, gardening.

Triple Garage
1 double and 2 single garages with power connected, providing ample space for vehicles, storage, workshops or hobbies.

Potting Shed
Large room with potential for use as a potting shed or gardening room or for external storage. This room is attached to the main property on the eastern side. It is not currently accessible from the main house but a "closed off" previous doorway which would lead into the main lounge can be seen within the room.

Outside
The property's outdoor space is a standout feature and offers exceptional versatility.

Barn / Outbuilding
A substantial outbuilding measuring approximately 17'8" x 40'11", split into two sections and benefiting from its own fuse board, making it suitable for a wide variety of uses subject to any necessary consents.

Greenhouse
Large greenhouse complete with power supply, perfect for keen gardeners and horticultural enthusiasts.

Agents Note

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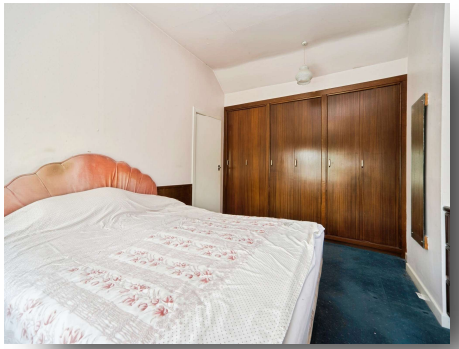
- No Chain Property
- Spacious family accommodation
- Character exposed beams
- Conservatory with countryside views
- Triple garage (1 double, 2 singles) all powered

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£850,000



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The Property Ombudsman

Property Ref:
PDY116797 - 0007

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