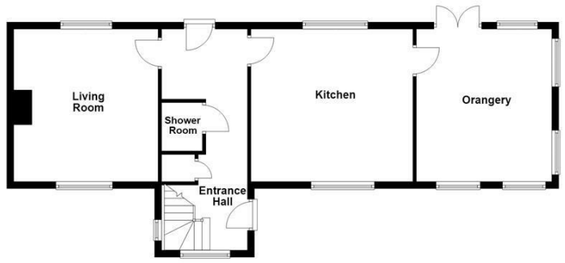
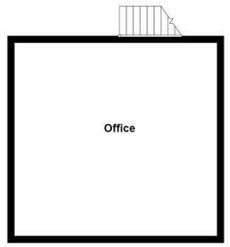
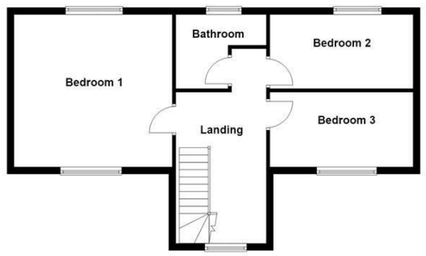


Ground Floor





First Floor



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Rose Cottage, 70 George Lane, Notton, Wakefield, WF4 2NJ

For Sale Freehold Offers Over £750,000

Nestled in the picturesque semi-rural village of Notton is this characterful stone built Grade II listed three bedroom detached cottage boasting spacious living accommodation, gated access to a broad driveway, a stone built double garage and an attractive landscaped rear garden.

The property features a welcoming entrance hall with exposed timber beams, stone flagged flooring and access to the principal ground floor rooms. The dual aspect farmhouse style kitchen is fitted with a range of units and integrated appliances, while the stunning orangery extension enjoys an abundance of natural light with French doors opening onto the gardens. The characterful living room features exposed stone walls, original beams and an impressive open fireplace, creating a warm and inviting living space. Completing the ground floor is a useful shower room, under stairs storage and access to a vaulted cellar retaining an original well. To the first floor, the landing leads to three charming bedrooms, all displaying exposed timbers and period features, alongside a beautifully appointed bathroom featuring a traditional roll top bath. Externally, the property enjoys mature gardens to the front, side and rear with a south facing aspect, a detached stone built double garage, additional outbuildings, ample driveway parking and a delightful stream running through the grounds.

Located just five miles northeast of Wakefield, Notton offers tranquil countryside living with excellent connections to Wakefield, Barnsley, Leeds, and the M1 motorway, making it ideal for commuters. With local bus routes and abundant opportunities for outdoor activities such as walking, hiking, and cycling, this home truly offers the best of both worlds.

An early viewing is highly recommended to fully appreciate the accommodation this exceptional property has to offer.



ACCOMMODATION

ENTRANCE HALL
21'3" x 8'0" (max) x 3'11" (min) (6.49m x 2.44m (max) x 1.20m (min))

A solid wooden front entrance door leads into a characterful entrance hall featuring a solid wooden staircase with handrail and spindles rising to the first floor landing. The hall boasts exposed timber beams, a stone flagged floor, a solid stone windowsill, and a timber double glazed window overlooking the front aspect. There is a central heating radiator and five doors providing access to the under stairs storage cupboard, downstairs shower room, living room, kitchen, and additional accommodation.

KITCHEN
14'0" x 14'7" (4.29m x 4.45m)

Fitted with a range of wall and base units complemented by work surfaces over, incorporating a 1½ bowl ceramic sink and drainer with chrome swan-neck mixer tap. A five ring gas burner is set within an exposed brick chimney breast with a solid timber mantel above and extractor hood. Additional features include a Yorkshire stone flagged floor, exposed ceiling beams, two timber double glazed windows enjoying front and rear aspects, a timber sliding window, two contemporary radiators, integrated washing machine, integrated Neff slimline dishwasher, built-in plate racks, downlighting to wall cupboards, and space for a freestanding fridge freezer. A concealed combi-condensing boiler is housed within a cupboard. A timber door leads through to the orangery.



ORANGERY
13'0" x 12'8" (3.97m x 3.88m)

A delightful reception space featuring a pitched glazed roof with exposed timber beams and ceiling rose. There are five timber double glazed windows, positioned to the front, side and rear elevations, together with timber double glazed French doors opening onto the patio. Further features include a Yorkshire stone flagged floor, exposed stone feature wall and two contemporary radiators. The orangery forms part of an extension completed in June 1997 and offers potential for further development in line with the original approved plans.



LIVING ROOM
14'0" x 14'9" (4.27m x 4.51m)

A spacious reception room full of character, with exposed stone walls to three sides and a Yorkshire stone flagged floor. The focal point is an original open grate fireplace with cast iron detailing, decorative tiled interior and original timber surround with built in mirror. Additional features include exposed ceiling beams, two wall lights, two contemporary radiators and timber double-glazed windows to both the front and rear elevations, creating a pleasant dual aspect.



SHOWER ROOM
3'6" x 4'7" (1.09m x 1.42m)

Comprising a larger-than-average shower cubicle with glazed sliding door and mixer shower, low flush WC and ceramic wash hand basin with mixer tap. The room benefits from timber clad walls with dado rail, inset ceiling spotlights, extractor fan, exposed ceiling beams and timber flooring.

CELLAR
Accessed via a trapdoor from the entrance hall, stone steps descend to a vaulted cellar which has been fully tanked. The cellar retains an original well and substantial stone curing table, offering a fascinating glimpse into the property's history while providing useful storage space.

FIRST FLOOR LANDING
Featuring a solid wooden floor, exposed timber beams to the sloping ceiling, contemporary radiator and a timber double glazed window to the front elevation. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
14'1" x 14'7" (4.30m x 4.47m)

A generous double bedroom with timber double glazed windows to both the front and rear aspects, one incorporating a built-in window seat. Character features include an exposed timber A frame and sloping ceiling. There are four wall lights, two contemporary radiators and a solid wooden floor.



BEDROOM TWO
7'1" x 13'10" (2.16m x 4.24m)

A charming bedroom with timber double glazed window to the front elevation, exposed original timber A frame, sloping ceiling, solid stone windowsill, timber lintel, two wall lights, contemporary radiator and solid wooden flooring.



BEDROOM THREE
14'0" x 7'4" (4.28m x 2.24m)

Featuring a decorative fireplace, exposed timber A frame, sloping ceiling, built-in window seat, timber double glazed window to the rear elevation, contemporary radiator, two wall lights and solid wooden flooring.

BATHROOM
5'1" x 8'0" (1.57m x 2.46m)

Appointed with a low level WC, wash hand basin set within a vanity unit, and a roll top bath with claw feet incorporating a mixer shower over and circular shower curtain. The bathroom further benefits from timber clad half walls with dado rail, exposed ceiling beams, timber frosted double glazed window to the rear elevation and solid wooden flooring.



OUTSIDE
The property is approached via a block paved driveway with timber gated access and attractive stone wall boundaries. To the front, there are beautifully maintained mature gardens incorporating established shrubs, planting beds and a flagged pathway leading to the main entrance. Occupying a generous plot, the gardens extend around the property and feature a variety of mature planting, creating a private and picturesque setting. A particular feature of the property is the detached stone built double garage, positioned within the grounds and offering storage above. The double garage benefits from power and lighting. A timber door also provides access to a useful ground floor store room. In addition, there is a detached stone built outbuilding with a slate tiled roof and timber double glazed windows, offering further storage or potential for a variety of uses. To the rear, a further block paved driveway provides additional off street parking and leads to a south facing garden enclosed by mature hedging and established planting. A charming stream runs through the rear grounds, enhancing the tranquil setting. A flagged stone patio provides an ideal space for outdoor entertaining and leads to a secluded walled garden area positioned to the side of the property. Timber double doors from the patio open directly into the dining area, creating an excellent connection between the indoor and outdoor living spaces.

COUNCIL TAX BAND
The council tax band for this property is E.

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.