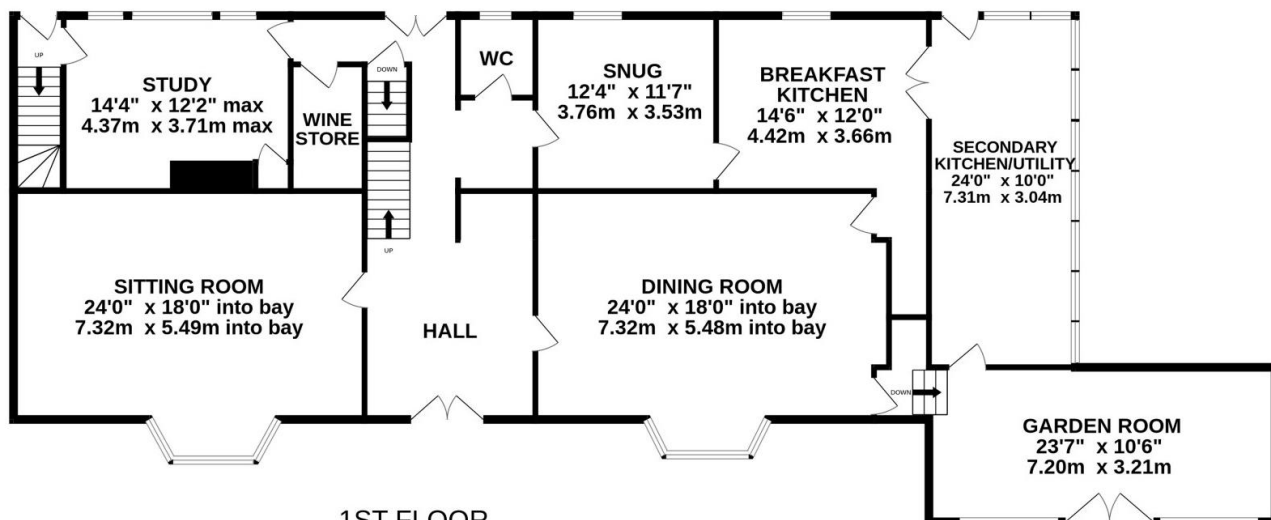


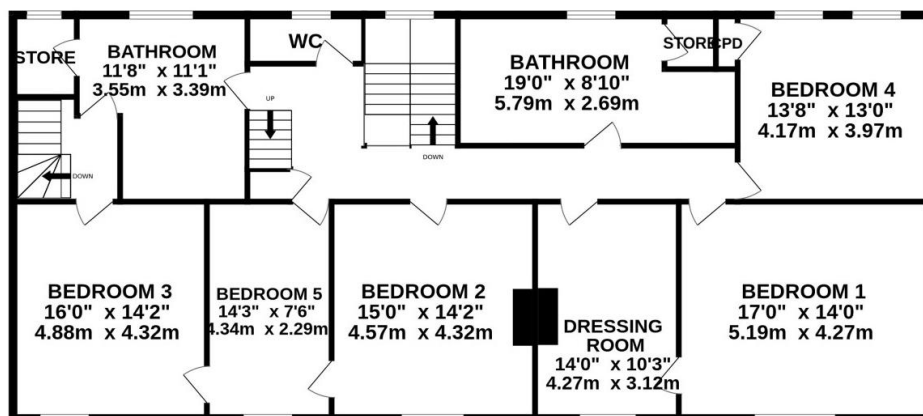


THE CROFTS, NEW ROAD, HORBURY, WF4 5LS

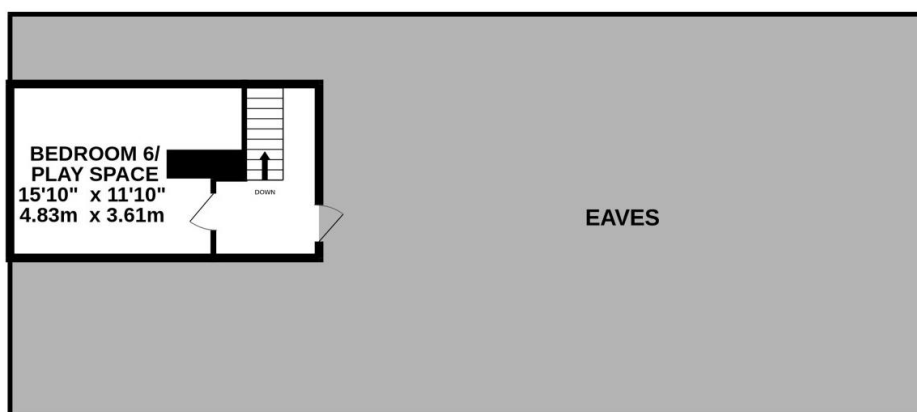
GROUND FLOOR



1ST FLOOR



2ND FLOOR



NEW ROAD

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

THE CROFTS, HORBURY IS A PARTICULARLY BEAUTIFUL AND SUBSTANTIAL PERIOD RESIDENCE DATING FROM THE EARLY 17TH CENTURY AND BEING GRADE II LISTED WITH LATER EDITIONS, THIS HOME STANDS IN APPROXIMATELY 2 & ¼ ACRES OF MATURE GARDENS AND GROUNDS WITH PADDOCK TO THE FRONT. THIS FIELD, KNOWN AS THE TENTERFIELD IS A PARTICULARLY BEAUTIFUL FEATURE AND THE HOME SITS WITHIN ITS OWN OASIS OF GARDENS AND GROUNDS JUST A SHORT WALK AWAY FROM THE BUSTLING TOWNSHIP OF HORBURY WITH ALL ITS MANY FACILITIES. WITH A FRENCH STYLE COURTYARD TO THE SIDE WITH SWIMMING POOL AND A LARGE NUMBER OF OUTBUILDINGS AND GARAGES, THIS DETACHED BEAUTIFUL FAMILY HOME HAS PERIOD FEATURES IN ABUNDANCE. THE ACCOMMODATION HAS FABULOUS ROOMS THROUGHOUT, THE PRINCIPAL ROOMS WITH BAY WINDOWS OVERLOOK THE STUNNING GARDENS AND GROUNDS.

It also briefly comprises, entrance hall, fabulous sitting room, impressive dining room, garden room, snug, breakfast kitchen, secondary kitchen, study, extensive cellars, two staircases to the first floor, six bedrooms, bedroom one with dressing room, two house bathrooms, and a large number of outbuildings. consent for a separate dwelling within one corner of the gardens and grounds for a large, detached family home. this home is the true epitome of country living in a delightful town location, the period charm and overall pleasantness of the setting can only be achieved by viewing. It is very private and a drive by will not suffice within walking distance of popular local amenities including schools, restaurants, parkland and with the motorway network giving easy access to major centres, The Crofts should be viewed to be fully appreciated and understood.

Offers Around £1,850,000

ENTRANCE HALL



SITTING ROOM



DINING ROOM



BREAKFAST KITCHEN



SECONDARY BREAKFAST KITCHEN



FIRST FLOOR LANDING



PRINCIPAL BEDROOM



DRESSING ROOM



FURTHER BEDROOMS





HOUSE BATHROOM



SECONDARY HOUSE BATHROOM



EXTERNAL

As the photographs demonstrate, the property sits within beautiful gardens and grounds, it has a fabulous paddock to the front and all measures approximately 2 & ¼ acres. The setting truly needs to be seen to be fully appreciated, whilst close to the heart of Horbury and near the park there is an undeniable, high degree of privacy and it all faces in a Southerly direction. With two driveways, the home has a fabulous, gravelled driveway to the front of the home with turning circle and beautiful formal gardens add that area of quality which lies between the house and the field/paddock, to the side there is a delightful courtyard with a large number of useful outbuildings and a swimming pool which is in need of rejuvenation. There is also useful garaging and as previously mentioned, the gardens and grounds are accessed via two driveways, which give the home flexibility, both entrance ways are particularly private.





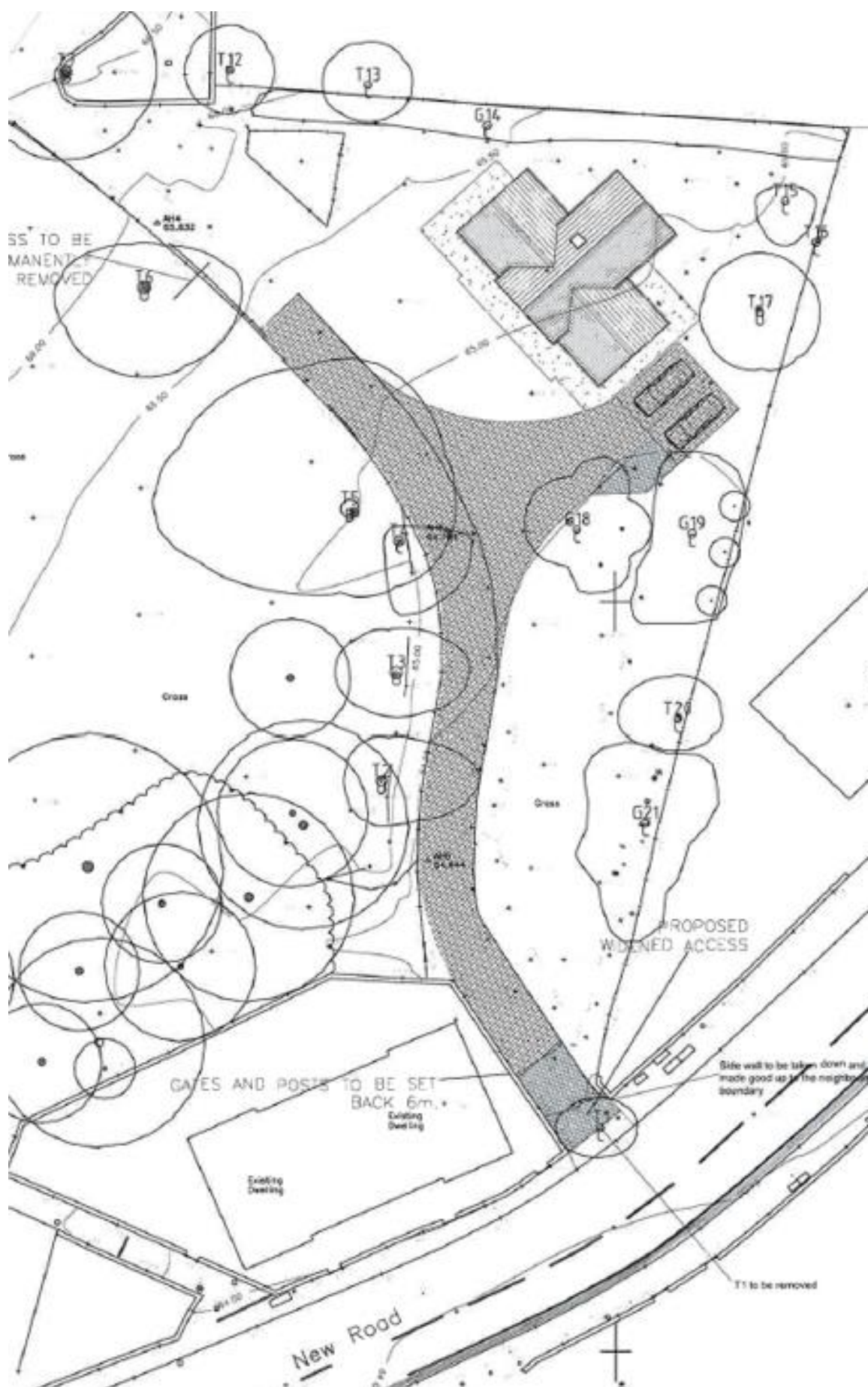






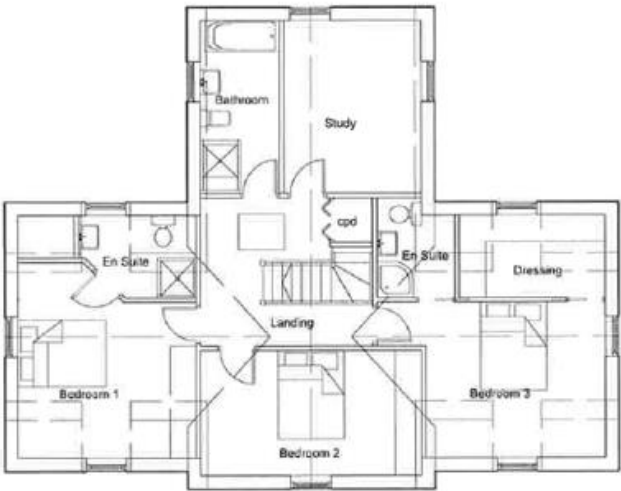
PLANNING ACHIEVED

It should be noted that the property has the benefit of planning permission to build a separate dwelling within the grounds with access shown from one of the driveways, the planning consent achieved in July 2020 shows a detached stylish home, tastefully positioned within, the ideal corner of the gardens. The initial thoughts were for the current vendors to move there themselves, this has been reconsidered it is down to the new purchaser whether to continue to progress this build or simply to have it as a benefit for the property for the future or indeed to create an extra usage out of the building i.e home office space, significant car garaging and the like, once again, with the possibility of a separate dwelling in the near future. The plans show a four bedroom layout one of which, is a study, house bathroom and two en-suites, living dining kitchen on the ground floor, separate dining room, utility room, inner hallway and good sized living room. Please note, whilst ever this planning permission has expired it should be relatively simply for a reapplication to renew.





Ground Floor Layout



First Floor Layout



South West Elevation



South East Elevation



North East Elevation



North West Elevation

ADDITIONAL INFORMATION

Due to the property standing in approximately 2 & ¼ acres, it is perhaps wise to sell the property with an uplift clause. This property excludes the planning permission mentioned above, it simply refers to the paddock/field to the front of the house. This restricts this being developed without further payment to the current vendors, this 30% uplift clause would be in place for a 30 year period.

It should be noted that the property sits within a conservation area.

Planning reference number - 23/00932/FUL | (17-05-2023) Status: Decided
Application for planning permission for 1 no dwelling (Resubmission of approval no: 20/00850/FUL)
Property tenure – Freehold
Local authority – Wakefield Metropolitan District Council
Council tax band – H

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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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

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

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OFFICE OPENING TIME

7 DAYS A WEEK

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Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 03/10/2024.

PROPERTY VIEWING NOTES -



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