



YORKSHIRE'S
FINEST
HOMES COLLECTION



The Dyeworks, Parkwood Road,

Offers In The Region Of

£795,000

- Truly exceptional Grade II listed four-bedroom character property
- Seamlessly combines refined modern living with exquisite original features
- Set within expansive gardens and grounds, including a paddock
- Barn and two stables benefit from detailed planning approval
- Stunning bespoke kitchen ideal for modern family living and entertaining
- Luxurious bedroom suites designed for comfort, privacy, and style
- Vaulted cellar offers excellent potential for conversion



This is a truly exceptional Grade II listed four-bedroom character property, seamlessly combining refined modern living with exquisite original features. Set within expansive gardens and paddock, the property also includes a barn and two stables with detailed planning approval in place, offering a rare and flexible development opportunity, including annexe potential. The home is beautifully curated throughout, featuring a stunning kitchen, elegant dining room, inviting lounge with wood burner, separate snug or office, generous utility space, and luxurious bedroom suites.



Beautifully Restored Four-Bedroom Character Property with Gardens, Paddock & Annexe Potential With Detailed Approved Planning.

A door opens into a truly magical kitchen — the heart of this exceptional home. Beautifully designed with impeccable décor, the space is centred around a stunning island, complemented by bespoke cabinetry and integrated appliances, including a Miele dishwasher and a striking Kenwood freestanding cooker. A classic butler sink provides a charming focal point, making this an ideal setting for pre-dinner drinks and entertaining.

Steps lead down into an impressive rear lobby/boot room, featuring fabulous, tiled flooring with underfloor heating, generous storage for coats and boots, and access to a downstairs cloakroom and a separate, spacious utility room. A charming rear door opens directly onto the garden — perfect for muddy paws after countryside walks.

From the boot room, a door leads into a snug/home office, a wonderfully flexible space ideal for working from home, a playroom, or a games room.

Double doors open into the lounge, a fabulous room featuring underfloor heating, beautifully tiled floors, exposed beams, and a wood-burning stove that creates a warm and inviting atmosphere. A charming window seat provides the perfect place to relax while enjoying views across the garden.

Beneath the property lies a vaulted cellar with exceptional potential for conversion into a characterful gin bar or private entertaining retreat.

From the kitchen, elegant sweeping stairs rise to the first-floor landing, where a magnificent formal dining room awaits. This magical entertaining space boasts elegant décor, exposed beams, stone mullion windows, and timeless character. The landing itself is equally





impressive, with panelled walls, stunning views, and a Victorian-style radiator.

Principal Suite

The principal bedroom suite is truly remarkable, tastefully styled with rich décor, panelling, and beautiful beamed ceilings. Steps lead down to a walk-in dressing room, while double glass doors open into a luxurious en suite featuring a large walk-in shower, twin vanity unit, stunning tiling, low-level WC, underfloor heating, wall-mounted towel rail, and windows fitted with bespoke wooden shutters — a perfect private retreat in which to unwind.

Also on the first floor is a further generous double bedroom, stylishly finished with modern décor and exposed beams, benefitting from its own beautifully tiled en suite shower room with underfloor heating.

Second Floor

The second floor opens into a charming library/reading area, showcasing exposed beams, stone walls, and a Victorian-style radiator — a magical space for quiet relaxation.

Bedroom three and bedroom four mirror each other in style and grace, both featuring exposed beams, stone walls, and Victorian-style radiators. Stairs lead up to additional dressing or games areas, ideal for teenagers seeking their own hideaway. Bedroom three is served by a beautifully appointed bathroom, while bedroom four benefits from a stylish shower room.

Outside

Outside, the property enjoys a large garden with multiple patio areas, along with a separate paddock — ideal for those seeking extensive outdoor space. There is ample parking for several vehicles, including space for a motorhome.



A detached barn and two stables, which have been granted planning permission, offer outstanding potential to create an annexe, ideal for dependent relatives, home office accommodation, a wellness retreat, or Airbnb use.

















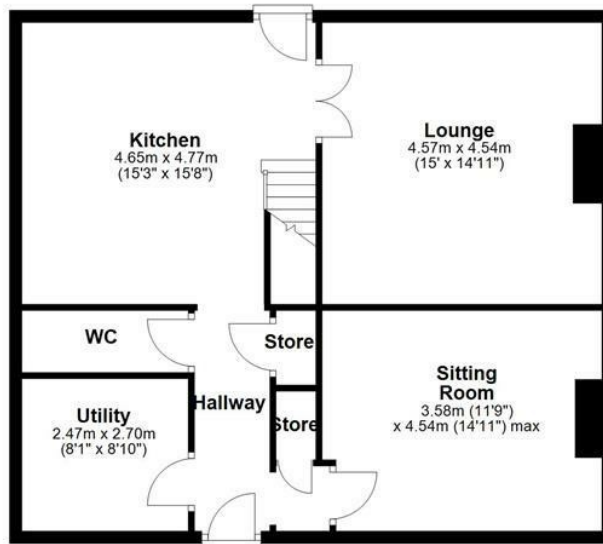






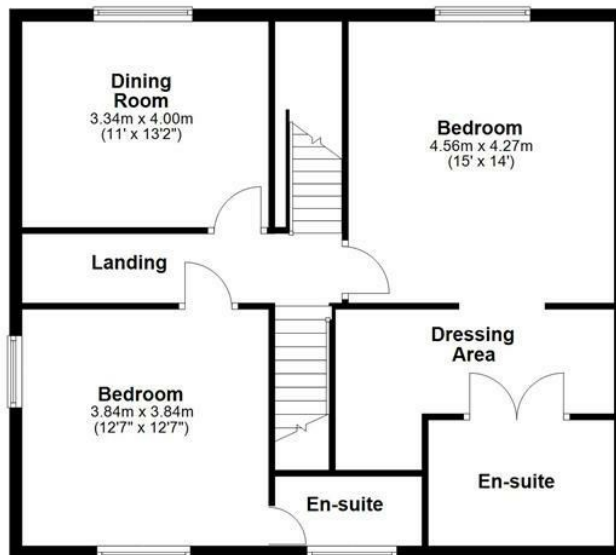
Ground Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



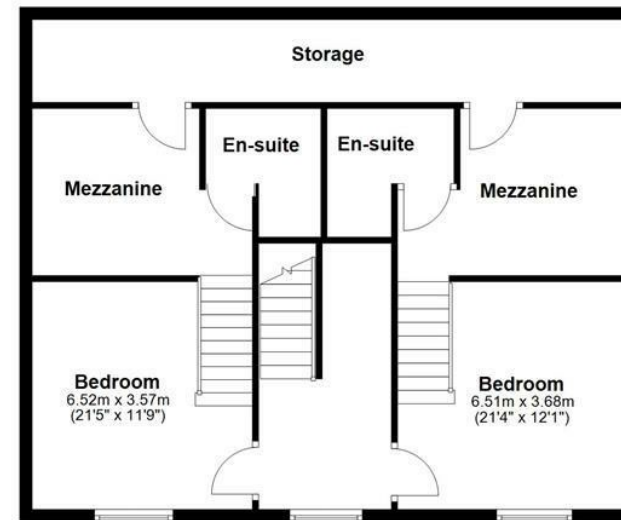
First Floor

Approx. 80.9 sq. metres (870.7 sq. feet)



Second Floor

Approx. 76.4 sq. metres (821.9 sq. feet)



Total area: approx. 235.2 sq. metres (2532.2 sq. feet)



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