



East Farmhouse, Broad Lane
South Elmsall



East Farmhouse Broad Lane

Pontefract, WF9 2ND



Grade II listed 17th Century stone farmhouse set within approximately one acre, featuring five bedrooms, a substantial barn with outbuildings, extensive parking, garaging and a private courtyard, all in a secluded semi-rural setting with open countryside views.

Situated on the edge of the Frickley Country Estate, stands this impressive, Grade II listed stone Farmhouse believed to date back to the 17th Century. The property stands in grounds of circa one acre, populated by the main house, plus a large and imposing stone barn, various useful stone outbuildings, and former stables (currently used as private dog kennels), all set around a private courtyard. The property is further complimented by extensive garaging and parking facilities and a delightful garden area. The property benefits from two, gated entrances, from the roadside, accessing the east and west wings of the property.

The handsome farmhouse is set over three floors and benefits from 5 generous bedrooms, two ensembles and a house bathroom. Two separate staircases offer access to the East and West wings of the first floor. Bedroom 5 suite, (The Granary) occupies an extensive area of the third floor. The house is accessed through a substantial oak door entering a large dining area with truly impressive, inglenook, original stone fireplace, leading into a large family kitchen with separate useful laundry/boot room attached. The beautiful, traditional, sitting room leads into the lovely family lounge area, both complemented by stone fireplaces. The house is enhanced by oak beams and mullioned windows throughout.

The substantial barn and outbuildings have previously been used for a music studios business, and are suitable for a tremendous number of uses, subject to the necessary consents. Adjoining paddock land is currently rented from the neighbouring Frickley Estate.

The property enjoys a private, semi-rural position and offers a wonderful sense of seclusion facing beautiful open countryside to the rear, while remaining within easy reach of a good selection of shops, schools and recreational facilities. The renowned Ackworth School is a little over 10 minutes away by car. The property is well positioned for access to the surrounding national motorway links, and two local railway stations are within easy reach.

This is a rare opportunity to acquire a stunning period family home with numerous additional facilities, which has been in the same family for 25 years. Viewing is a must to appreciate all this exceptional home has to offer.





ACCOMMODATION

ENTRANCE

A welcoming entrance porch featuring an oak entrance door and leading directly to the dining kitchen.

DINING KITCHEN

A stunning, generously proportioned room with impressive ceiling height, enhanced by a beamed ceiling and mullioned windows to the front and side elevations. The focal point of the room is the magnificent inglenook fireplace with stone hearth, housing a wood burning stove. The dining area benefits from three central heating radiators concealed within bespoke cabinets. Wood strip flooring extends through the dining space, flowing into the adjoining kitchen area, which is finished with a ceramic tiled floor. Stairs rise to the first floor. The kitchen area is fitted with an extensive range of modern wall and base units, complemented by a matching island unit with butcher's block work surface. Features include an inset ceramic sink unit, electric range-style cooker with filter hood above, space and plumbing for a dishwasher, and an external door to the side.

LAUNDRY ROOM / BOOT ROOM

A practical and versatile multipurpose room with partially panelled walls, a Belfast sink on a marble worktop, space for a washing machine, a range of fridge freezers and tumble dryer. A connecting door leads through to the sitting room.

SITTING ROOM

A beautifully presented reception room with two front-facing windows incorporating charming window seats. The room features wood strip flooring, a large central heating radiator concealed within cabinetry, and an attractive fireplace with stone surround and hearth. Open through to the adjoining living room.

LIVING ROOM

A characterful and spacious reception area with windows to the front and side elevations, complemented by partially oak panelled walls and a secondary staircase again in oak rising to the first floor. The room is further enhanced by a beamed ceiling and a striking stone fireplace.

FIRST FLOOR LANDING

A spacious landing illuminated by rear-facing windows, currently utilised as a study area, and benefiting from a central heating radiator.

BEDROOM ONE

A delightful double bedroom enjoying mullioned windows to the front and side elevations, a beamed ceiling, and painted stone walls. The room includes a former fireplace with cast iron grate (not currently in use) and a double central heating radiator. A connecting door provides access to the en suite.

EN SUITE BATHROOM

Well appointed with tiled walls, fitted units with marble tops and a side facing window. Fitted with a modern white and chrome three piece suite comprising a 'P' shaped shower bath with twin head shower, vanity wash basin with storage beneath, and a low suite WC with concealed cistern. Additional features include a chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO

A generous double bedroom with two mullioned windows to the front elevation, a beamed ceiling, painted stone feature wall, two central heating radiators, and a former fireplace (not currently in use). The room is completed by two ranges of tall fitted wardrobes.

BEDROOM THREE

Another well proportioned double bedroom featuring a beamed ceiling, painted stone walls, a mullioned window to the front elevation, an additional side window, double central heating radiator, and a broad range of fitted wardrobes.

BEDROOM FOUR

A comfortable bedroom currently used as a gaming room, with windows to the side and rear elevations and a central heating radiator.





FAMILY BATHROOM

Fitted with a contemporary four-piece suite comprising a double ended bath, wide shower cubicle with glazed screen, vanity wash basin with storage beneath, and a low suite WC with concealed cistern. The room benefits from windows to the side and rear elevations, a ladder style heated towel rail, and extractor fan.

SECOND FLOOR - THE GRANARY

An exceptional and expansive bedroom space positioned beneath a vaulted ceiling, with windows to the front and side elevations. With three central heating radiators, this large space incorporates a dressing area with fitted wardrobes and dressing table, flowing into a further study area.

EN SUITE SHOWER ROOM

Stylishly finished with tiled walls and fitted with a modern white and chrome three piece suite comprising a corner shower cubicle with glazed screen and electric shower, pedestal wash basin, and low suite WC. A ladder style heated towel rail is also provided.

BARN

Standing adjacent to the main house and surrounded by the courtyard and ancillary outbuildings stands this large and imposing stone barn with mullioned windows. The barn has an arched wagon doorway and is served by two, large wooden doors which give access to the impressive, vaulted space inside. The barn has previously been used as a music studios and has a number of internal usable rooms. Entrance through an oak door to a 'games' room with kitchenette and WC. Access to the main barn area and various rooms lead off from this area, including access to the mezzanine floor.

BARN ENTRY

This first room in the main stone barn has an oak entrance door and a kitchenette with a range of cupboards and sink unit as well as an adjoining wc.

MAIN BARN AREA

A substantial open plan space with barn doors to the rear elevation, high oak beam rafters and offering a versatile and expansive layout suitable for a variety of uses.

BARN ROOM TWO

A well sized room featuring a tall ceiling and double central heating radiator.

BARN ROOM THREE

Benefiting from a high level rear window.

BARN FIRST FLOOR ROOM

A bright and spacious room with three mullioned windows, three double central heating radiators and a glazed panel wall.

OUTBUILDINGS

There are a number of multi-purpose, usable outbuildings, all with power (electric), and three have water services connected.

OUTSIDE

The property is accessed via double iron gates opening onto a surfaced driveway, which leads to a central courtyard. Surrounding the courtyard is a large barn and outbuildings and former stables. An archway leads through to a further parking and turning area with adjoining paddocks which are rented by the current owners from the neighbouring Frickley Country Estate. The house is positioned to the side of the main courtyard and features a low maintenance garden finished with crushed slate. To the front lies a delightful lawned garden incorporating a greenhouse and raised patio ideal for outdoor entertaining. A second gated entrance provides access to a further courtyard offering ample parking and turning space, along with four single garages and a large double garage.

PLEASE NOTE

The property benefits from a septic tank treatment system.

PLEASE NOTE

Please note: The property is subject to a Restrictive Covenant limiting its occupation to a single family

SQUARE FOOTAGE

The property is 3261.46 Sq. feet.

COUNCIL TAX BAND

The council tax band for this property is D.

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 Pontefract office and they will be pleased to arrange a suitable appointment.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

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66 Northgate, Wakefield, West Yorkshire, WF1 3AP

Tel: 01924 291294

Email: mail@richardkendall.co.uk

www.richardkendall.co.uk

