



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Gads Hill Trimmingham Road

Guide Price

£750,000

- Magnificent turnkey period residence rich in character and beautifully styled throughout
- Two grand reception rooms with impressive feature fireplaces
  - Modern fitted kitchen with separate utility room
- Versatile ground-floor space ideal for conversion into a guest suite or self-contained annex
- Stunning principal bedroom with freestanding bath and feature fireplace
  - Beautiful gardens with stunning open views
  - Original wooden floors throughout the property.

This magnificent turnkey period residence is rich in character and beautifully styled throughout. It offers two grand reception rooms with fabulous fireplaces, a modern kitchen, separate utility and a versatile downstairs space ideal for a guest suite or annexe.

The first floor features a stunning principal bedroom with freestanding bath and fireplace, alongside a further elegant en-suite bedroom. The upper floors provide generous double bedrooms and flexible living space.

Outside, the property enjoys beautiful views, well-maintained gardens, a double garage, gated driveway and excellent entertaining areas.



## A Truly Magnificent Period Residence

### The Lounge

A generously proportioned ground-floor lounge offers a warm and inviting atmosphere, enhanced by magnificent, coved ceilings, deep skirting boards and tasteful styling throughout. A striking feature fireplace houses a fabulous log-burning stove, creating a cosy yet elegant focal point. Wood flooring and a bay window flood the room with natural light, while a door opens into a magical bar feature — an exceptional space for entertaining.

### The Kitchen

The fabulous kitchen is uniquely shaped with breathtaking, panoramic views to the horizon and fitted with modern wall and base units, a double cooker, central island, dishwasher and large fridge freezer. Glazed window frames frame picturesque views, while doors open onto a decked seating area — perfect for relaxing, entertaining, and watching the world go by.

### Dining Room

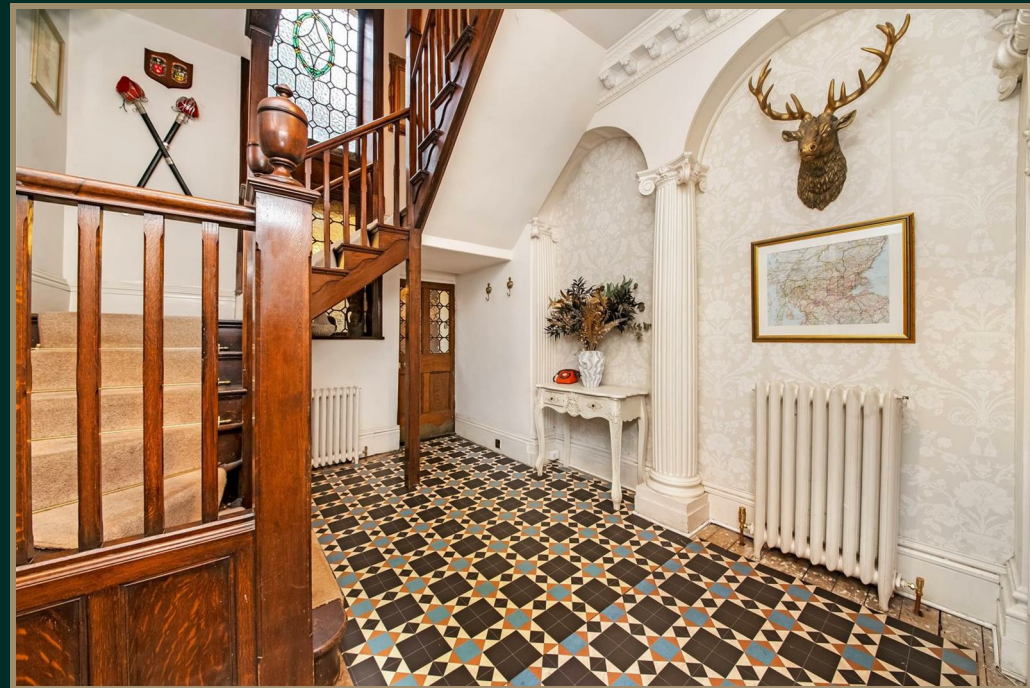
An exquisite dining space featuring magnificent high ornate and original coved ceilings; gold-leaf detail. Original wooden flooring and a beautiful fireplace. A bay window cascades natural light across the room and offers stunning garden views, creating a superb setting for memorable dinners and special occasions.

### Utility, WC & Boot Room

A large pantry-style utility room provides plumbing for a washing machine, extensive wall and base units and a further integrated fridge freezer. This leads to a substantial boot room with steps up to a separate, large downstairs cloakroom. With high glazed ceilings, this area offers excellent potential to create a downstairs annex or studio.

### First Floor

A sweeping staircase rises to a magnificent landing — a





room in its own right and ideal as a reading area. From here, doors lead to the bedrooms and bathroom.

#### Principal Bedroom

Words truly cannot describe the splendour of this room. evoking Victorian-era elegance it features beautiful wood flooring, exposed beams, a bay window with far-reaching views and an abundance of natural light. A luxurious freestanding bath sits within the room, complemented by a stunning working fireplace — a perfect retreat for relaxation.

#### Bedroom Two

A superb double bedroom boasting fabulous flooring, high ceilings, magnificent décor and a feature fireplace. Stunning windows frame glorious views to the garden and flood the room with light. A door leads into a beautiful en-suite shower room, comprising a rainfall shower, gold-finished basin and towel rail, and a stylish corner WC.

#### House Bathroom

Designed in keeping with the home's period charm yet finished with a modern twist, this luxurious shower room features a rainfall shower, a striking wash basin with vanity unit, and fabulous tiling and flooring.

#### Second Floor

Another sweeping staircase leads to a magical second-floor landing adorned with a beautiful lighting.

#### Bedroom Three

A large double bedroom with high ceilings, stunning views and a feature fireplace — an ideal space for teenagers to relax or entertain friends.

#### Bedroom Four

Equally impressive, offering fabulous ceilings, a skylight, feature fireplace, original wooden flooring and stunning décor. Simply wow.



### Upper Floor Room

Stairs continue to a further flexible space, perfect for use as a home office, library or quiet retreat.

### Gardens & Grounds

The gardens sweep gracefully around the front of the property, with beautiful lawned areas and well-established, lush borders. A gated driveway leads to a double garage incorporating a gym area and office. The grounds also feature a superb summer house with bar — perfect for entertaining during the warmer months — along with a pizza oven, decking area, vegetable patches and additional woodland to the side, offering potential to extend the driveway further.





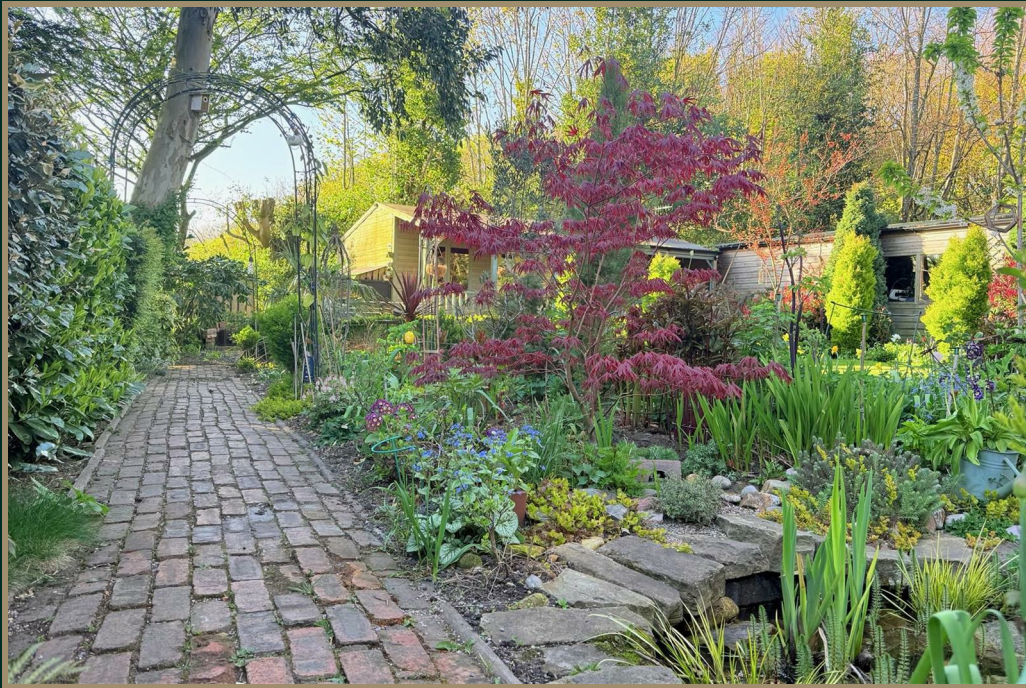


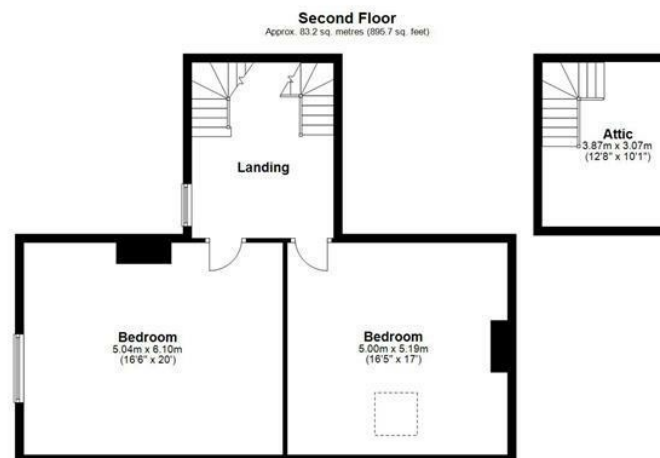
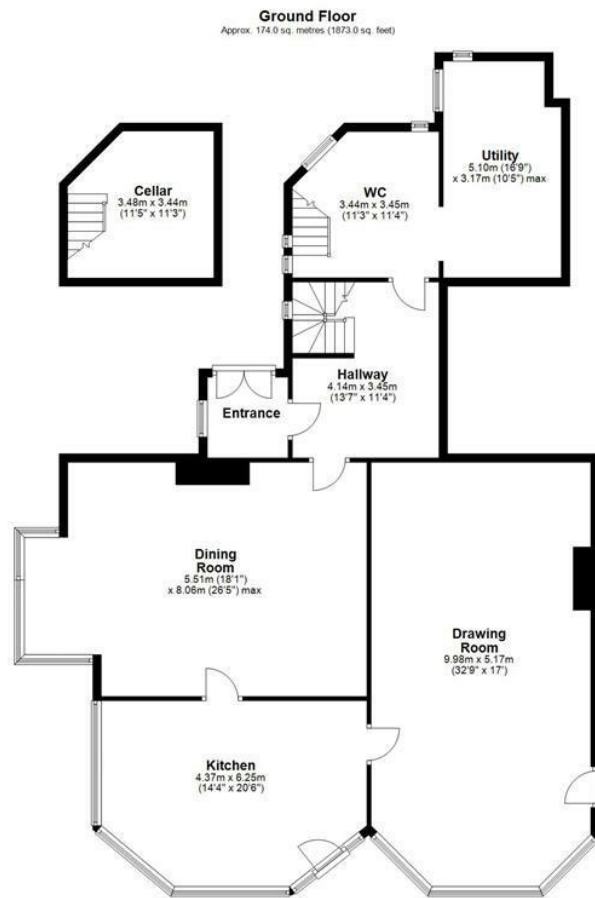












Total area: approx. 350.4 sq. metres (3771.7 sq. feet)



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