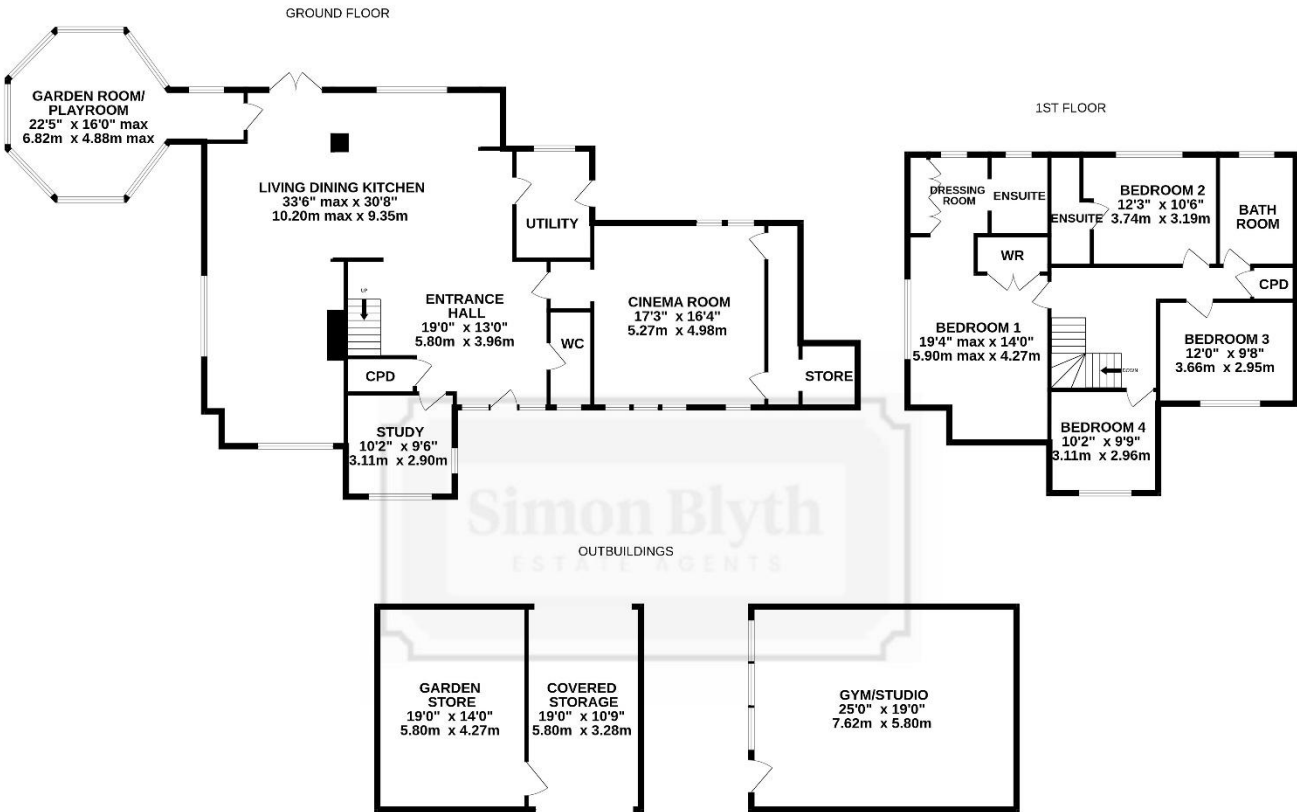
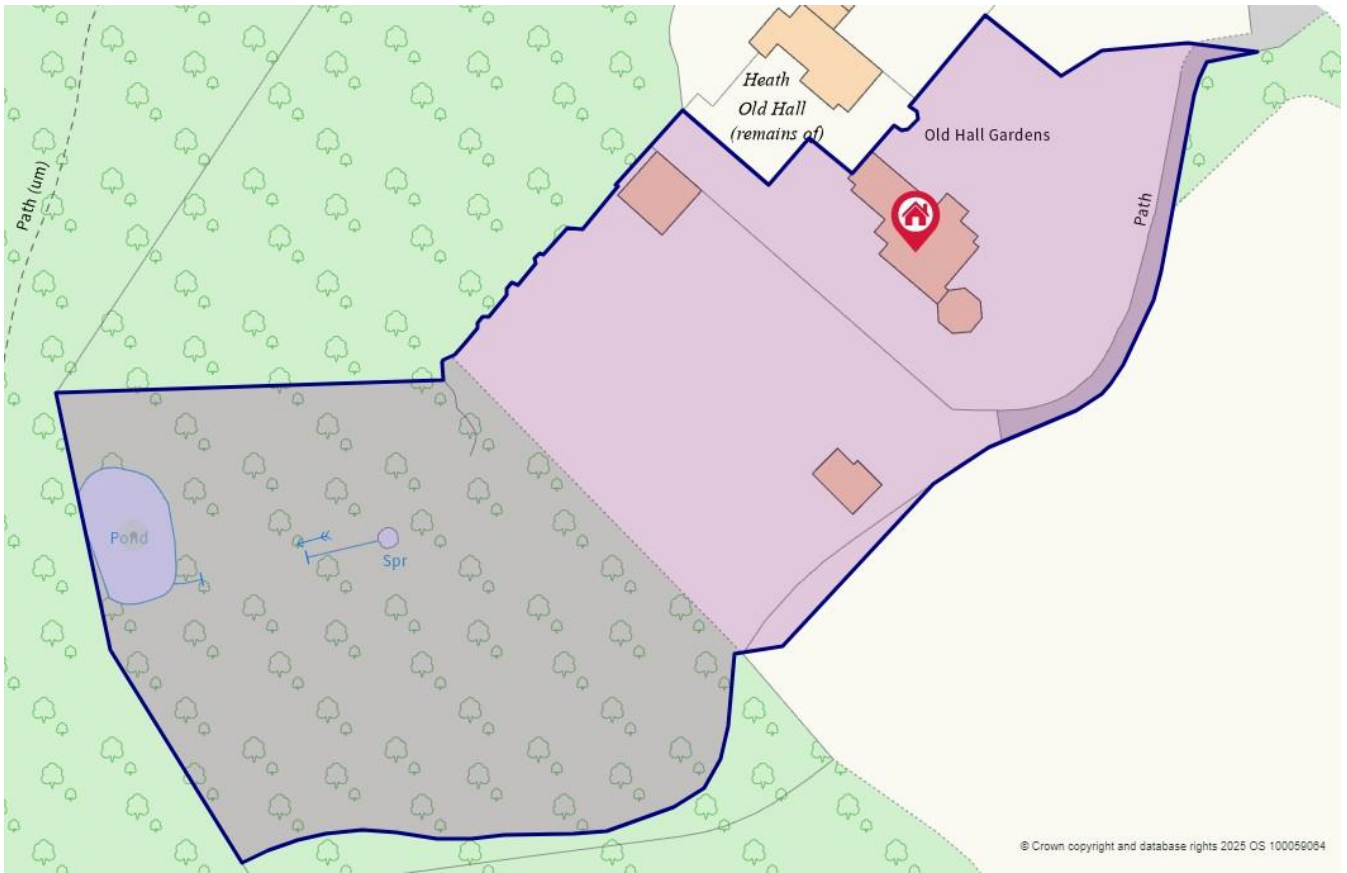


MEADOW VIEW HOUSE, HEATH, WAKEFIELD, WF1 5SL



HEATH

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

STANDING IN APPROXIMATELY 2.4 ACRES, THIS FABULOUS, DETACHED STONE BUILT FAMILY HOME OCCUPIES A WONDERFUL VIEW, AS ITS NAME SUGGESTS, OVER ADJOINING FARMLAND OVER TOWARDS HEATH COMMON. OCCUPYING WHAT COULD BE CONSIDERED ONE OF THE MOST BEAUTIFUL POSITIONS, THE HOUSE ENJOYS LOVELY GARDENS, SUPERB LOWER GARDENS WITH ADDITIONAL GARAGE STABLE/BARN AND STUDIO/HOME OFFICE/GYM. THERE IS ALSO A HUGE AMOUNT OF WOODLAND AND ALL IS IN AN EXCEPTIONALLY PRIVATE POSITION. WITH MANY RECENT UPGRADES INCLUDING A SUPERB LIVING DINING KITCHEN, THE HOME IS WELL PRESENTED AND OFFERS SUBSTANTIAL FAMILY ACCOMMODATION.

IT BRIEFLY COMPRISES OF IMPRESSIVE ENTRANCE HALL AREA, DOWNSTAIRS W.C., OPENING THROUGH TO FABULOUS LIVING DINING KITCHEN WITH STUNNING VIEWS AND DOORS OUT TO GARDENS, GARDEN ROOM PROVIDING A FABULOUS VISTA OVER THE GARDENS AND NEARBY FIELDS, SECOND SITTING ROOM/CINEMA ROOM WHICH IS SUPERBLY PRESENTED, UTILITY ROOM, FAMILY ROOM/HOME OFFICE, FIRST FLOOR LANDING, FOUR BEDROOMS ALL OF A GOOD SIZE, BEDROOM ONE SERVED BY EN-SUITE AND DRESSING ROOM, BEDROOM TWO SERVED BY EN-SUITE, A VARIETY OF OUTBUILDINGS, WONDERFUL MATURE GARDENS WHICH ENJOY A HUGE AMOUNT OF PRIVACY, AN IMPRESSIVE APPROACH AND A BEAUTIFUL LOCATION. WITH THE USUAL MODERN APPOINTMENTS, THIS IS ONE THAT MUST BE SEEN TO BE FULLY APPRECIATED.

We would like to advise the sellers are open to conversations in regards to part exchange, please enquire for further details.

Offers Around £1,250,000



GROUND FLOOR

ENTRANCE HALL

Measurements – 19'0" x 13'0" (5.80m x 3.96m)

Stylish and high-quality door with inset glazing with matching large, glazed panels to either side gives access through to the fabulous entrance hall area. This has inset spotlighting to the ceiling and sets the scene in terms of style and high-quality décor. It is open plan, the hallway through to the fabulous living dining kitchen as the photographs and floor layout plan suggest. This creates a superb reception space that gives wonderful views out over the large rear gardens and super side gardens with the views, given the properties name.



LIVING DINING KITCHEN

Measurements – 33'6" max x 30'8" (10.20m x 9.35m)

LOUNGE AREA

As can be seen from the photographs, the lounge area is beautifully presented. It has windows to the driveway side, to the view side and also via the dining area there are glazed doors out to the rear gardens. There is attractive flooring throughout the space, a stylish Jotul wood burning cast iron range fire set upon a raised stone hearth in an attractive fire surround, chimney recessed cupboards, display plinth, shelving, provisions for a wall mounted TV and inset spotlighting to the ceiling.





DINING AREA

The dining area is of a very good size and has inset spotlighting to the ceiling, similar décor, high quality flooring and twin glazed doors out to the rear gardens.



KITCHEN AREA

The kitchen is superbly appointed and has an exceptional amount of space. It too has lovely views out over the gardens and beyond courtesy of a bank of four mullioned windows. Once again, there is a continuation of the high-quality flooring and inset spotlighting to the ceiling. There is an island unit with breakfast bar seating for four/five people. In the island unit there is a Neff induction hob and wine fridge, there is also a trash drawer and other drawer cabinets. The units incorporate an integrated coffee machine, dishwasher and stainless steel and glazed fronted ovens. There is also provisions and plumbing for a large American style fridge freezer. There is a useful storage cupboard, and a doorway gives access to the downstairs W.C.







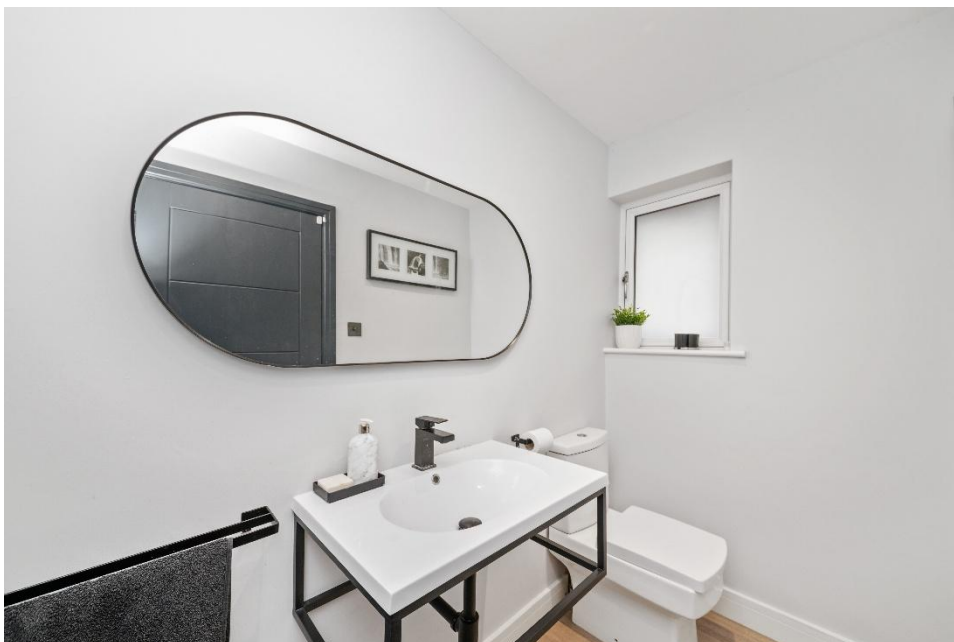
UTILITY ROOM

Off the kitchen is a good-sized utility room. It has twin windows giving a lovely view out over the gardens, a doorway giving direct access out to the entertainment area including outside W.C., stone flagged terrace and gardens beyond. There is inset spotlighting to the ceiling, a large bank of in-built storage cupboards with integrated fridge freezer, attractive working surface with inset sink unit, plumbing for an automatic washing machine and space for a drier.



DOWNSTAIRS WC

This is finished superbly, has a continuation of the flooring, a low-level W.C. and vanity unit with stylish mixer tap above. There is a chrome heated towel rail, an obscured glazed window and a central heating radiator.



SECOND SITTING ROOM/CINEMA

Measurements – 17'3" x 16'4" (5.27m x 4.98m)

A fabulous room with windows to two sides, all being mullioned, some with lovely outlooks and there are provisions for a wall mounted TV. This is a cinema room style with inset spotlighting to the ceiling, high quality décor and sliding doors conceal a good-sized communications room providing a good amount of storage space and also space for the property's gas fired central heating boiler and hot water tank.



GARDEN ROOM/PLAYROOM

Measurements – 22'5" x 16'0" max (6.82m x 4.88m max)

Also, off the dining living kitchen, a doorway gives access through to the stunning garden room. This reminds one of being on a ship, it has a panoramic view out over the property's gardens and the wonderful views over towards Heath Common. The room is beautifully shapes, has fabulous timber boarded flooring and inset spotlighting to the ceiling.



STUDY

Measurements – 10'2" x 9'6" (3.11m x 2.90m)

Also, off the dining living kitchen, a doorway gives access through to the stunning garden room. This reminds one of being on a ship, it has a panoramic view out over the property's gardens and the wonderful views over towards Heath Common. The room is beautifully shapes, has fabulous timber boarded flooring and inset spotlighting to the ceiling.



FIRST FLOOR

FIRST FLOOR LANDING

Attractive staircase with spindle balustrading rises to the large first floor landing. This has a chandelier point above the staircase, inset spotlighting and a loft access point. There is also a good-sized storage cupboard.

BEDROOM ONE

Measurements – 19'4" max x 14'0" (5.90m max x 4.27m)

A beautiful double room with a stunning view out over the property's gardens, meadow, fields and the Heath beyond. The bank of four mullions allows the room a huge amount of natural light. It is wired for sound, inset spotlighting to the ceiling, provisions for a wall mounted TV and a large walk-in wardrobe.

BEDROOM ONE – Dressing area

With a view out over the property's rear gardens and bank of in-built robes, inset spotlighting to the ceiling and a doorway leads through to the en-suite.

BEDROOM ONE – En-suite

Fitted with a stylish suite including a wash hand basin, concealed cistern W.C., good sized shower with chrome fittings, inset spotlighting to the ceiling and an obscured glazed window. There is a combination central heating radiator/heated towel rail in chrome.





BEDROOM TWO

Measurements – 12'3" x 10'6" (3.74m x 3.19m)

Once again, an en-suited double bedroom with lovely views out over the property's rear gardens and inset spotlighting to the ceiling.



BEDROOM TWO – En-suite

The en-suite is fitted with a concealed cistern W.C., vanity unit with inset wash hand basin, shower cubicle of a good size, inset spotlighting to the ceiling and appropriate decorative tiling.



BEDROOM THREE

Measurements – 12'0" x 9'8" (3.66m x 2.95m)

A pleasant double room with a bank of three mullioned windows giving an outlook down towards the driveway side.

**BEDROOM FOUR**

Measurements – 10'2" x 9'9" (3.11m x 2.96m)

Once again, a pleasant double room with a bank of three windows giving an outlook towards the driveway side.



HOUSE BATHROOM

The property's house bathroom is superbly presented and has a slipper style bath of high quality with standalone mixer tap/shower over, low level W.C., vanity unit with inset wash hand basin with mixer tap and illuminated mirror over. There is attractive flooring, inset spotlighting to the ceiling and lovely views out over the gardens and grounds. There is a combination central heating radiator/heated towel rail in chrome.



OUTSIDE

EXTERNALLY

Standing in approx. 2.4 acres, it must be said that Meadow View House possibly occupies one of the best locations in this small, delightful village. The property has a long private driveway with mature trees and shrubbery, large lawns presenting the house particularly well from the driveway side, a superb raised lawned garden with terrace to the rear enjoying a delightful southerly aspect with well-established boundaries to the neighbouring property. Fabulous sweeping driveway down to the lower level, this also is accessed via very broad, impressive steps. This lower driveway gives access to two outbuildings, one of which is a stable/garage.

GARDEN STORE AND COVERED STORAGE

Garden Store Measurements – 19'0" x 14'0" (5.80m x 4.27m)

Covered Storage Measurements – 19'0" x 10'9" (5.80m x 3.28m)

Principally of timber construction, it has undercover garaging and a workshop with stable style door, easily adapted to stable usage if so required. This is of high-quality construction beneath a pitched roof.



GYM/STUDIO

Measurements – 25'0" x 19'0" (7.62m x 5.80m)

To the other corner of the garden, there is the studio which, again, is built to a high quality and is used currently as a superb home office/gym with large glazing to the front which at one time was a garage door. This building could be converted to a classic car garage or simply used and enjoyed as is. There is a high-quality timber and glazed entrance door, inset spotlighting to the ceiling, provisions for a wall mounted TV and wall mounted heaters.



GARDENS

The house enjoys a huge amount of gardens, all of which is well maintained and has a wonderful degree of privacy. There is a child's play area currently home for the family's swings, slide and trampoline with football nets to one side. These may be available by separate negotiation. The timber fencing at the base of the garden has a gateway leading through to the woodland area, once again, a magical space. The woodland area gives access to a footpath giving wonderful rural walks beyond.

Returning to the upper garden area, this has fabulous walling, a greenhouse, a raised stone flagged terrace with covered area for barbeque and a doorway gives access to the outside W.C.

It should be noted that the property has gas fired central heating, double glazing, an alarm system, a CCTV system, electric car charging point. It should be noted that the property is approached through beautiful period gates. This gives access to a number of other properties of which there is a management company in existence for the maintenance of the privately owned shared driveway which has recently been resurfaced to a particularly high standard. There is also a right of way on a gravelled track for the immediate neighbour to access the lower portion of his garden if so required. Carpets, curtains and certain others may be available by separate negotiation.















ADDITIONAL INFORMATION

Property information

Property tenure – Freehold, Grade II Listed

EPC rating – D

Local authority – Wakefield Council

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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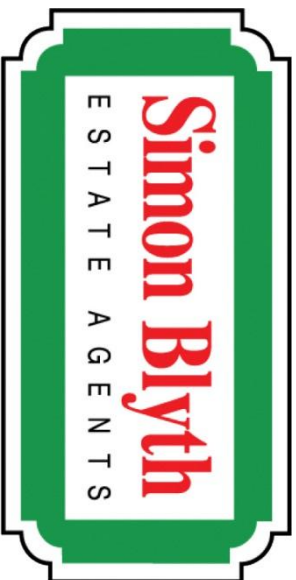
Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 03/04/2026

PROPERTY VIEWING NOTES -



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