



THE FARMHOUSE
BURCROFT FARM, CROFTON



THE FARMHOUSE, BURCROFT FARM, HELL LANE CROFTON, WAKEFIELD, WF4 1RS



A stunning family home tucked away in this very special location with a wonderful feeling of rural seclusion yet ready access to the surround business centres. This characterful old farm house boasts many original single glazed sash windows as well as an oil fired central heating system to create a lovely homely atmosphere.

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The everyday entrance to the house is to the rear, from the driveway, where a small porchway leads through into the well proportioned dining kitchen. The kitchen area is fitted with a range of modern units incorporating a ceramic hob unit in addition to the oil fired Aga. An island unit provides a nice focal point and leads through into the adjoining dining area. There is a formal dining hall in addition, with a bay window taking full advantage of the southerly views over the gardens. The main living room also has a splay bay window enjoying similar views as well as a wood burning stove and doors through an Amdega conservatory that again takes full advantage of the southerly aspect. Off the conservatory is a barn style room currently used as a music studio but suitable for a variety of uses including the sought after work-from-home space. To the first floor there are four well proportioned bedrooms, each having its own en suite facilities. Outside, the principal gardens lie to the south side of the house with an expansive lawn, overlooked by the property's stone paved patio. The gardens incorporate a number of mature shrubs and trees and flow through to the adjoining paddock area beyond. The property is approached via a long driveway from Hell Lane, the upkeep of which is shared with the neighbouring properties along with the automated gates. In total the property extends to 1.63 acres (0.66 hectares).

The property enjoys a wonderful feeling of rural seclusion and yet is within very easy access of the commercial centres of both Wakefield and Pontefract. The national motorway network is also readily access for journeys further afield.





ACCOMMODATION

DINING HALL

Front entrance door, splay bay window to the front, tiled floor, period built-in display cupboards and a feature fireplace with a marbled hearth and reveal with a grate for an open fire. Staircase to the first floor.

LIVING ROOM

Splay bay window to the front, three central heating radiators, characterful cast iron wood burning stove and provision for a wall mounted television. Glazed double doors lead through to the conservatory.

CONSERVATORY

Amdega conservatory with double French doors out to the patio taking full advantage of the southerly views over the garden and paddock beyond. Tiled floor, two central heating radiators and a connecting door through to the studio.

STUDIO

A barn style room useful for a wide variety of different uses with glazed double French doors out to the garden, further frosted glazed door to the rear, two double central heating radiators and a vaulted ceiling with exposed roof trusses and two Velux rooflights for additional natural light.

DINING KITCHEN

Two windows to the rear and an additional window to the side. Fitted with an attractive range of painted wall and base units with laminate worktops incorporating a twin bowl corner stainless steel sink unit and four ring ceramic hob. Space and plumbing for a dishwasher, space for a side-by-side American-style fridge/freezer, oil fired Aga, island unit, two central heating radiators and a matching dresser style arrangement of cupboards.

UTILITY ROOM

Window to the rear, built-in cupboards, 1.5 bowl stainless steel sink unit, space and plumbing for a washing machine, space for an additional fridge/freezer, double central heating radiator and connecting door through to the garage.

DOWNSTAIRS W.C.

Two piece white and chrome cloakroom suite comprising corner wash basin and low suite w.c. Extractor fan.

GARAGE/STORE

Two up and over doors, Velux rooflight, additional door to the side and a connecting door to the store room.

STORE ROOM

Velux rooflight.

FIRST FLOOR LANDING

Window taking full advantage of the southerly views over the gardens and paddock beyond. Double central heating radiator.





BEDROOM ONE

An expansive room with a dressing area flowing through into a bedroom beyond with two south facing windows plus a Velux rooflight for additional natural light. A wide range of wooden custom built fitted wardrobes with cupboards over and two double central heating radiators.

EN SUITE SHOWER ROOM/W.C.

Velux rooflight for additional natural light. Fitted to a lovely standard with underfloor heating, wet room style twin head shower with glazed screen, wide contemporary style wall hung wash basin with cupboards under, wall hung w.c. with concealed cistern and chrome ladder style heated towel rail.

BEDROOM TWO

Windows to both the side and rear, double central heating radiator and loft access hatch.

EN SUITE BATHROOM/W.C.

Window to the rear, part tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.

BEDROOM THREE

Window to the front and double central heating radiator. Feature cast iron former fireplace.

EN SUITE SHOWER ROOM/W.C.

Fully tiled walls and floor, fitted with a three piece white and chrome suite comprising corner shower cubicle, pedestal wash basin and low suite w.c.

BEDROOM FOUR

Window to the rear taking full advantage of the views over the neighbouring fields. Double central heating radiator.

EN SUITE SHOWER ROOM/W.C.

Velux rooflight for additional natural light and fitted with a modern white and chrome three piece suite comprising corner shower cubicle with brick set feature tiling, electric shower and glazed screen, pedestal wash basin and low suite w.c. Tiled floor and chrome ladder style heated towel rail.

OUTSIDE

The property is approached from the rear via a surfaced driveway which provides ample off street parking and leads up to the garage/store. To the side of the house there is a paved garden area together with a useful brick built outhouse as well as the oil storage tank. The principal gardens lie to the south of the house where there is a stone paved patio immediately in front of the house which steps down to an expansive lawn with mature shrub borders and mature trees. Beyond the garden there is a further paddock area and in total the property extends to 1.63 acres [0.66 hectares].

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

COUNCIL TAX BAND

The council tax band for this property is G.

EPC RATING

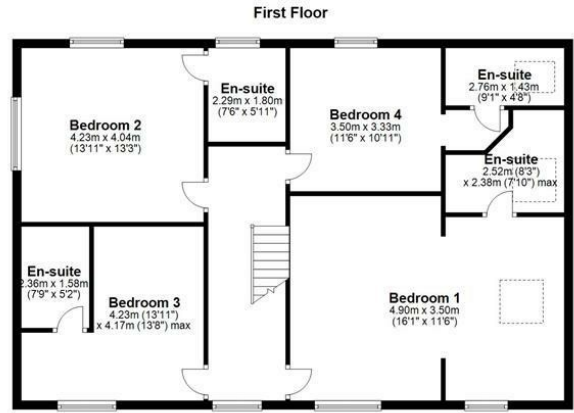
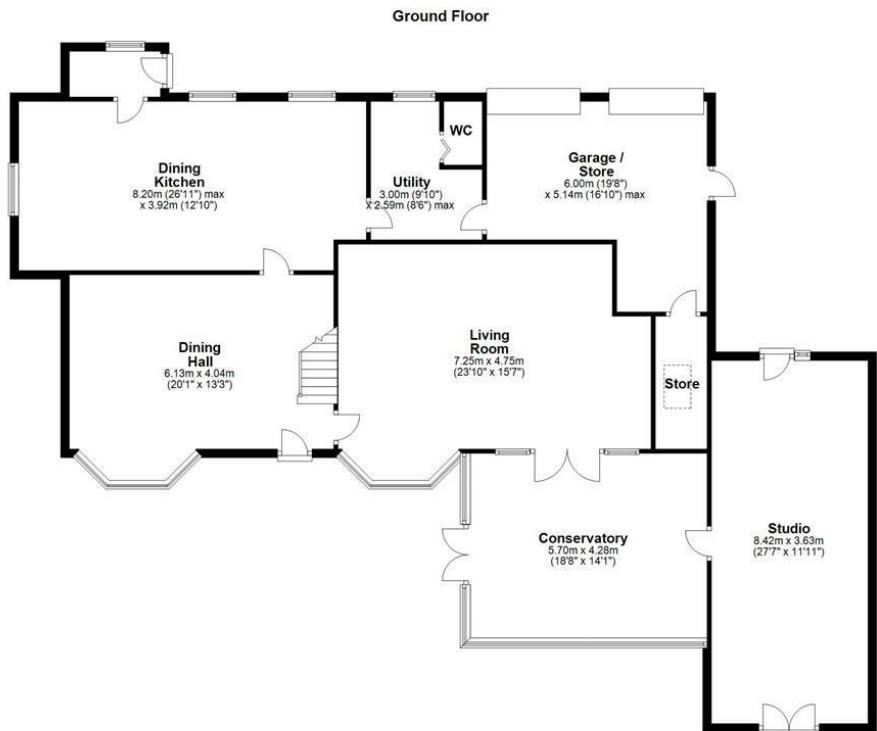
To view the full Energy Performance Certificate please call into one of our six local offices.

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.







OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
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 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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