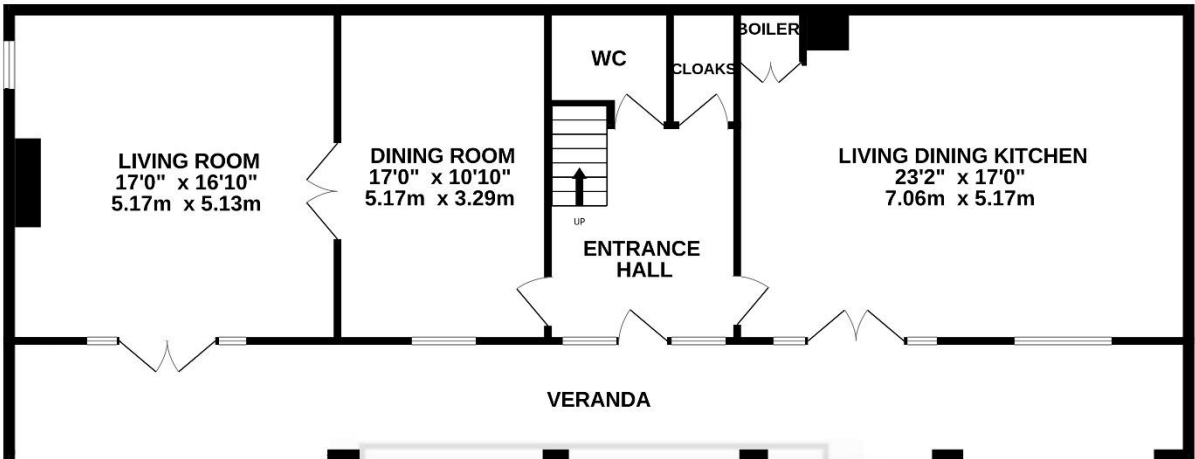


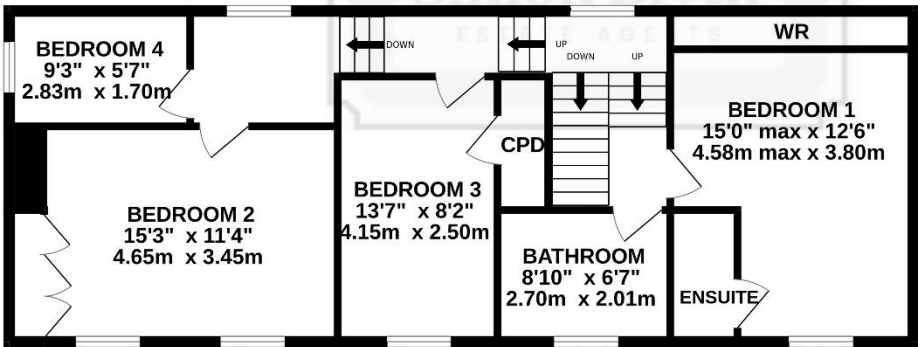


LODGE COTTAGE, WAKEFIELD ROAD, HORBURY, WAKEFIELD, WF4 5HG

GROUND FLOOR



1ST FLOOR



WAKEFIELD ROAD

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

AN IMPRESSIVE, STONE CONSTRUCTION, HISTORIC COACH HOUSE, SITUATED IN THE SOUGHT AFTER VILLAGE OF HORBURY. OFFERING SPACIOUS ACCOMMODATION FOR THE GROWING FAMILY AND BOASTING KEY FEATURES INCLUDING ORIGINAL STONE SOAKAWAY, FULL-WIDTH VERANDA, AND FOUR BEDROOMS WITH TWO BATHROOMS. CONVENIENTLY POSITIONED CLOSE TO THE VILLAGE HIGH STREET, IDEALLY POSITION FOR COMMUTER LINKS AND IN CATCHMENT FOR WELL REGARDED SCHOOLING.

The property accommodation briefly comprises of entrance hall, downstairs WC, cloaks cupboard, formal dining room, lounge and open-plan dining-kitchen and family room to the ground floor. To the first floor there are four spacious bedrooms and the house bathroom, with the principal bedroom having ensuite shower room. Externally there are cast iron gates enclosing a block paved driveway which leads to the courtyard providing ample off street parking and turning space. The courtyard features an artificial lawn area with attractive walled boundaries, and there is the veranda with terracotta tiling ideal for alfresco dining and BBQ'ing.

Offers Around £660,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed front door with adjoining double-glazed windows at either side into the entrance hall. The entrance hall features attractive tiled flooring, a ceiling light point, decorative wall panelling and a staircase rising to the first floor with wooden banister and chamfered spindle balustrade. There are multi panel doors providing access to the formal dining room, living dining kitchen and family room, also providing access to a cloak cupboard and the downstairs W.C. There is a radiator and a useful understairs cupboard.



CLOAKS CUPBOARD

The cloaks cupboard is a great size for storing coats, shoes and boots. There is fitted shelving in situ.

DOWNSTAIRS W.C.

The downstairs W.C. features a modern white two-piece suite, which comprises of a low-level W.C. with push button flush and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is a radiator, ceiling light point and an extractor fan.



FORMAL DINING ROOM

Measurements – 17'0" x 10'10" (5.17m x 3.29m)

The formal dining room is a fabulous reception room with high ceilings and decorative coving on display. There is a central ceiling light point with ornate ceiling rose, a decorative dado rail, a radiator and a double glaze window to the front elevation. There are multi panel timber and raised doors which proceeds to the lounge.



LIVING ROOM

Measurements – 17'0" x 16'10" (5.17m x 5.13m)

As the photography suggests, the living room is a generously proportioned, dual aspect reception room which features a double-glazed window to the side elevation and double-glazed French doors with adjoining windows at either side to the front elevation. There is attractive hard wood flooring, decorative coving to the ceilings, an ornate ceiling rose with a ceiling light point and two radiators. The focal point of the room is the beautiful stone fireplace with timber mantle above which is set upon a raised stone hearth.





LIVING DINING KITCHEN

Measurements – 23'2" x 17'0" (7.06m x 5.17m)

The open plan dining kitchen and family room is a most generously proportioned room which is an ideal space for entertaining. It features a double-glazed external door with an adjoining window at either side to the front elevation and a bank of double-glazed Mullioned windows to the front elevation with views on to the gardens. The family area is carpeted and features a ceiling light point, radiator and useful fitted cupboards. The family area then seamlessly leads into the dining kitchen which is particularly spacious with a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary rolled edge work surfaces over. The work surfaces incorporate a one and a half bowl stainless steel sink with drainer unit and chrome mixer tap. The kitchen features a stainless-steel splash back, space and provisions for a range cooker with canopy cooker hood above, glazed display cabinets, under unit lighting and space and provisions for an automatic washing machine. Additionally, there is an integrated dishwasher and a tall standing fridge and freezer unit. The kitchen area has two ceiling light points and a radiator in situ.







FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach a half landing which provides access to both the east and west wings of the property. With a beautiful arched window to the rear elevation and a ceiling light point.

EAST WING

From the half landing, a short staircase leads to a landing area with multi panel timber doors leading to the house bathroom and principal bedroom. There is a loft hatch providing access to a useful attic space.



BEDROOM ONE

Measurements – 15'1" max x 12'6" (4.58m max x 3.80m)

Bedroom one is a generously proportioned double bedroom which benefits from an array of fitted furniture which includes wall to wall fitted wardrobes with hanging rails and shelving in situ and an adjoining dressing table with drawers beneath. There is a ceiling light point, a radiator, a double-glazed window to the front elevation and a multi panel door provides access to the en-suite shower room.



BEDROOM ONE EN-SUITE

The en-suite shower room features a modern white three-piece suite which comprises of a low-level W.C. with push button flush, a pedestal wash hand basin with chrome monobloc mixer tap and a fixed frame shower cubicle with thermostatic shower. There are tiled walls and vinyl tiled flooring, a ceiling light point and an extractor fan.

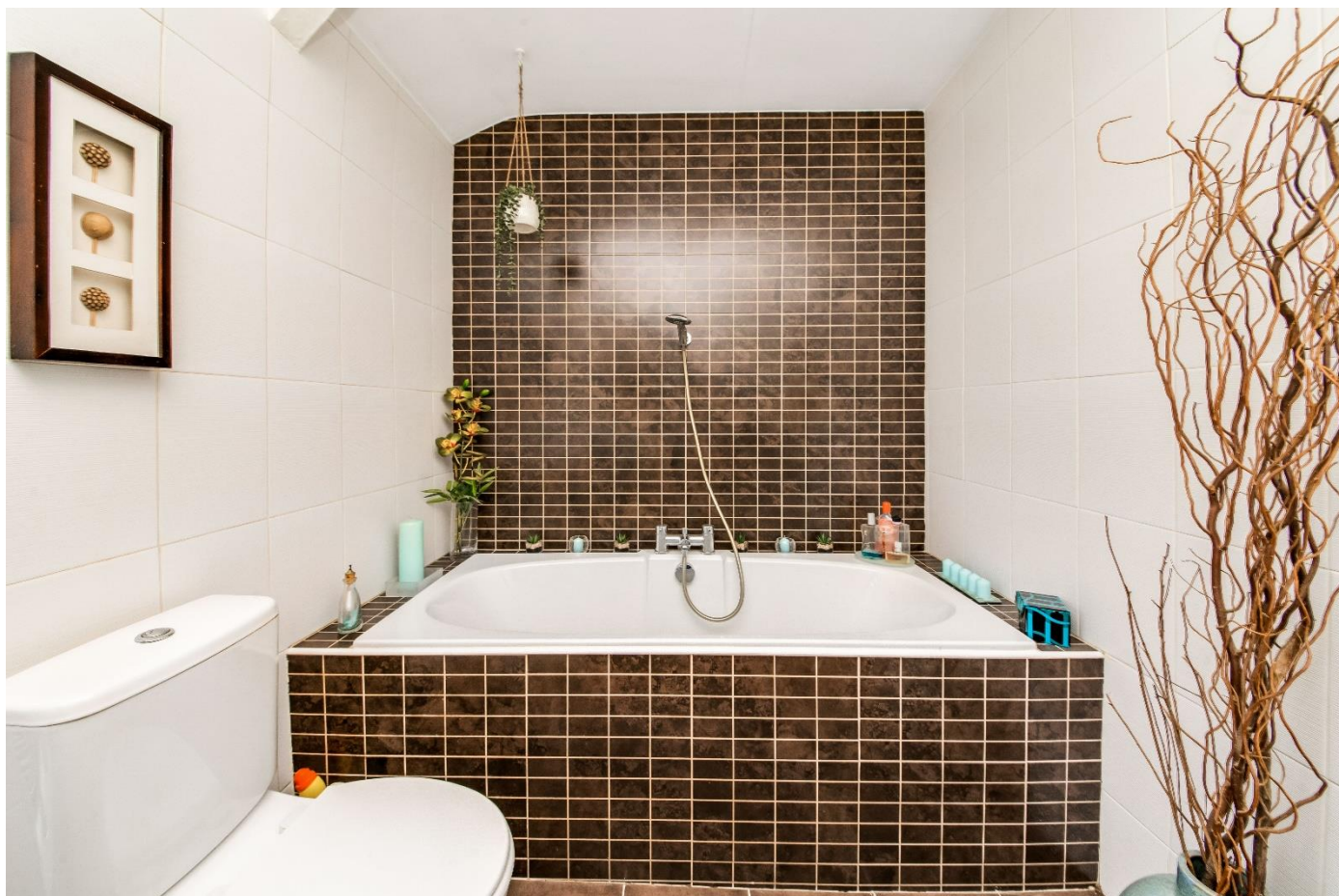


HOUSE BATHROOM

Measurements – 8'10" x 6'7" (2.70m x 2.01m)

The house bathroom features a white three-piece suite which comprises of an inset double ended bath with shower head mixer tap and tiled surround, a low-level W.C. with push button flush and a broad circular wash hand basin set upon a vanity shelf with glazed display shelving beneath and chrome mixer tap. There is tiled flooring and contrasting tiling to the walls and splash areas, a chrome ladder style radiator and a ceiling light point. Additionally, there is a double-glazed window to the front elevation with obscure glass and tiled surround.





WEST WING

Taking a short staircase from the half landing you reach the west wing landing which has a multi panel door providing access to a further three bedrooms. There are two ceiling light points, a double-glazed arched window to the rear elevation and a loft hatch which provides access to a useful attic space.



BEDROOM TWO

Measurements – 15'3" x 11'4" (4.65m x 3.45m)

As the photography suggests, bedroom two is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There are two double glazed windows to the front elevation which have pleasant views on to the gardens and courtyard. The room features decorative coving to the ceilings, a radiator, a ceiling light point and a bank of fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM THREE

Measurements – 13'7" x 8'2" (4.15m x 2.50m)

Bedroom three is a double bedroom which has ample space for free standing furniture. There is a double-glazed window to the front elevation, a ceiling light point, a radiator and a wardrobe with hanging rails and shelving.



BEDROOM FOUR

Measurements – 9'3" x 5'7" (2.83m x 1.70m)

Bedroom four is currently utilised as a walk-in wardrobe/dressing room. It could be used as a single bedroom, home office or nursery. It features decorative coving to the ceilings, a ceiling light point, a radiator, a double-glazed window to the side elevation and fitted shelving.



OUTSIDE

EXTERNAL

Externally the property is approached via a gated driveway. The driveway features stone flags which then lead to a fabulous block paved courtyard, providing an ample space for off street parking for multiple vehicles as well as turning space. There is a hard standing for a garden shed, beautiful walled boundaries and directly to the front of the property is a canopy with terracotta tiled flooring providing a perfect space for alfresco dining and BBQ'ing with shelter. At the bottom end of the block paving area is an artificial lawn with space for pots and plants providing a brilliant space for enjoying the afternoon and evening sun. There is an original stone soakaway external tap and an external security light.







ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – E

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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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 28/01/2026



PROPERTY VIEWING NOTES



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