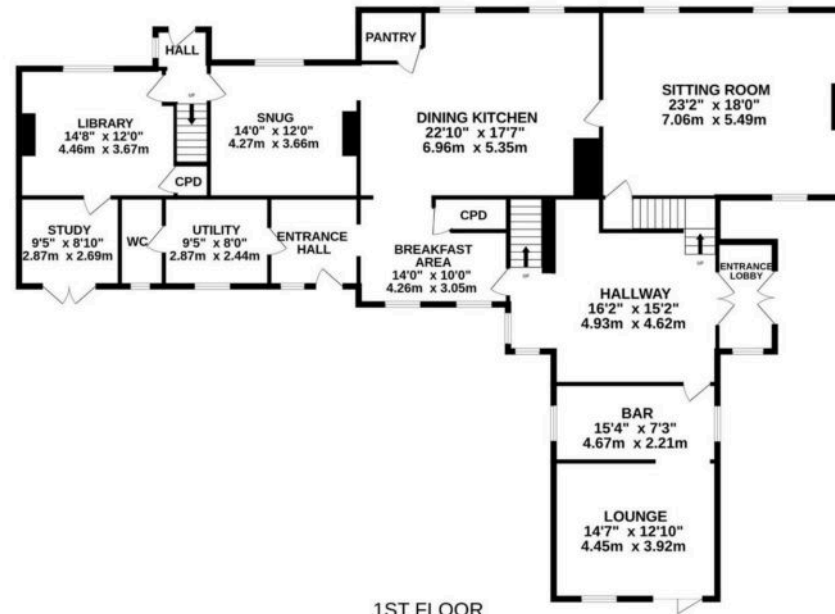




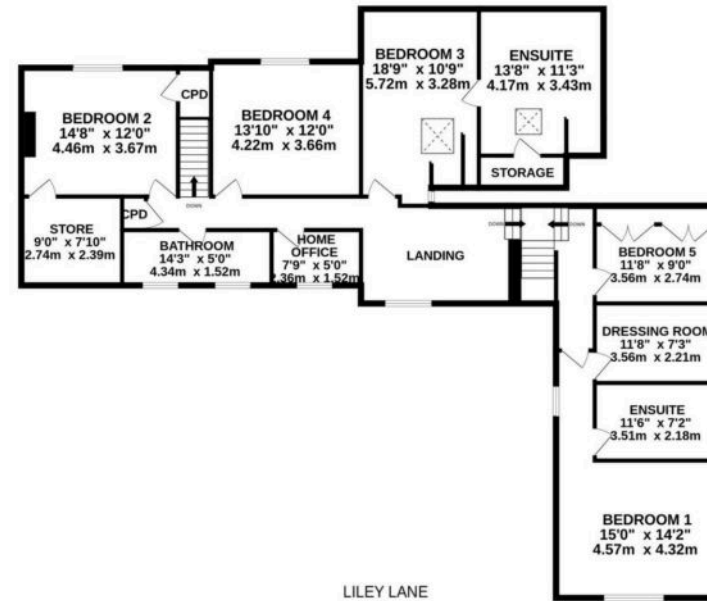
Paperhall Farm, Liley Lane
Grange Moor, Wakefield, WF4 4EN

Offers in Region of **£1,125,000**

GROUND FLOOR



1ST FLOOR



LILEY LANE

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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Paperhall Farm Liley Lane

Grange Moor, Wakefield

A LARGE, DETACHED VERY IMPRESSIVE FAMILY HOME FORMED FROM THE FORMER FARMHOUSE AND ATTACHED BARN, THIS FIVE/SIX BEDROOM PROPERTY ENJOYS A HUGE AMOUNT OF LIVING SPACE AND ALL SET IN APPROXIMATELY 1 & ¼ ACRES WITH LONG DRIVEWAY, DETACHED TRIPLE GARAGE BLOCK, FABULOUS GARDENS, SUPERB OUTDOOR DINING AREA AND LOVELY LONG DISTANCE VIEWS. IN A HIGHLY COMMUTABLE LOCATION BOTH TO THE M1 AND TO THE M62, PAPERHALL FARM MUST BE VIEWED TO BE FULLY APPRECIATED. IT HAS BEEN UPGRADED IN RECENT TIMES TO A PARTICULARLY HIGH STANDARD.

The accommodation briefly comprises; large entrance hallway, fabulous sitting room with full height beams, large dining living kitchen with breakfast area and pantry, snug, library, study, utility, downstairs W.C, lounge/games room, bar, five bedrooms, two with en-suite, bedroom one with an additional dressing room, house bathroom, home office, superb gardens, grounds and lovely views.

EPC Energy Efficiency Rating: F

Council Tax band: G

Tenure: Freehold



GROUND FLOOR

ENTRANCE HALLWAY

Twin doors gives access through to the entrance lobby, which is a useful space having further twin doors leading through to the impressive and very large hallway. This as the photographs suggests is presented to a high standard with inset spotlighting to the ceiling and is currently home for the family's piano and a sitting area. The home has two further entrance halls which can be seen on the attached floor layout plan.

SITTING ROOM

23' 2" x 18' 0" (7.06m x 5.49m)

A spectacular room with windows to three sides and having fabulous roof construction timbers and beams on display up to the full Apex height. This room occupies a super position within the home and has an impressive chimney breast which is home for a raised hearth and a log burning stove. The room is decorated to a high standard and has two chandelier points, and a doorway through to the dining kitchen.





DINING LIVING KITCHEN

22' 10" x 17' 7" (6.96m x 5.35m)

Once again, perhaps best demonstrated by a combination of the photographs and the floor layout plan. This room is beautifully appointed, it once again has lovely views out to both the front and the rear, courtesy of the breakfast area that adjoins, there is a pantry to one corner and the room has a wealth of units and a fabulous island unit. There is a range style oven, attractive working surfaces throughout, splashbacks, high quality sink and integrated appliances. The room not only has space for a good sized dining area but also has the breakfast area that overlooks the property's front gardens and lovely views beyond. A doorway from the breakfast area leads through to the entrance hall that gives direct access out to the previously mentioned gardens and also has a doorway leading through to the utility room.



UTILITY ROOM

9' 5" x 8' 0" (2.87m x 2.44m)

This is of a good size and has timber working surfaces, Belfast sink, plumbing for an automatic washing machine and space for dryer, pleasant views out to the front and a doorway leads through to the downstairs W.C.

SNUG

14' 0" x 12' 0" (4.27m x 3.66m)

With a doorway from the dining kitchen the snug is a particularly attractive room, it has a chandelier point, attractive fireplace, window giving pleasant view out to the rear and beams to the ceiling. Across the small entrance hallway, a doorway leads through to the library.

LIBRARY

14' 8" x 12' 0" (4.46m x 3.67m)

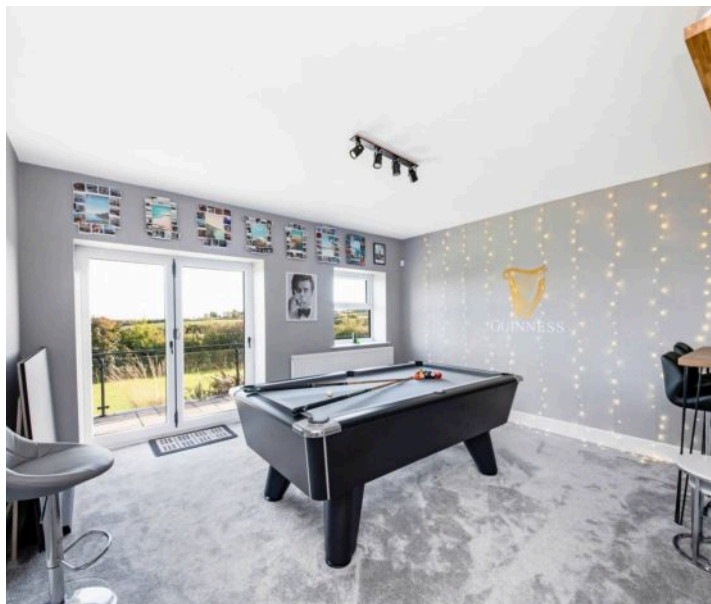
This once again, is a particularly attractive room. It is well decorated with beams to the ceiling, central ceiling light point, attractive library style shelving to either side of the broad fireplace which is home for a cast iron wood burning stove and attractive fireplace. A doorway from here leads through to the study which has twin glazed doors out to the gardens, it is once again presented to a high standard and has a beam on display.





BAR AND LOUNGE

The bar and lounge have a prominent position within this home. The photographs demonstrate the high quality finish and fittings. The lounge is currently used a pool/games room, and has twin glazed doors out to the gardens.



FIRST FLOOR

FIRST FLOOR LANDING

Two staircases lead up to the first floor level. The principal staircase is particularly impressive and arrives at the very spacious landing with sitting area and this enjoys a long distance view. The first floor landing has a storage cupboard and gives access through to the following rooms:

BEDROOM ONE

15' 0" x 14' 2" (4.57m x 4.32m)

A beautiful double bedroom in a stunning position overlooking the property's gardens, grounds, and fabulous long distance views beyond. The room is tastefully presented and has a further window to the side.

BEDROOM ONE EN-SUITE

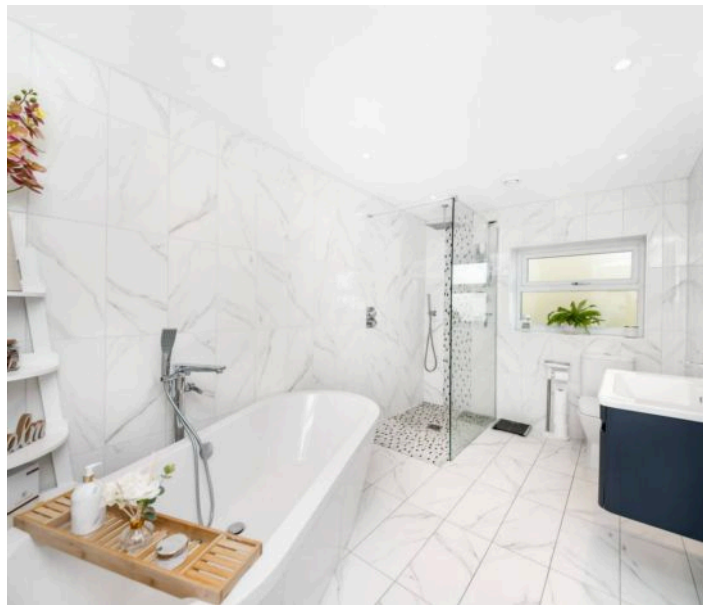
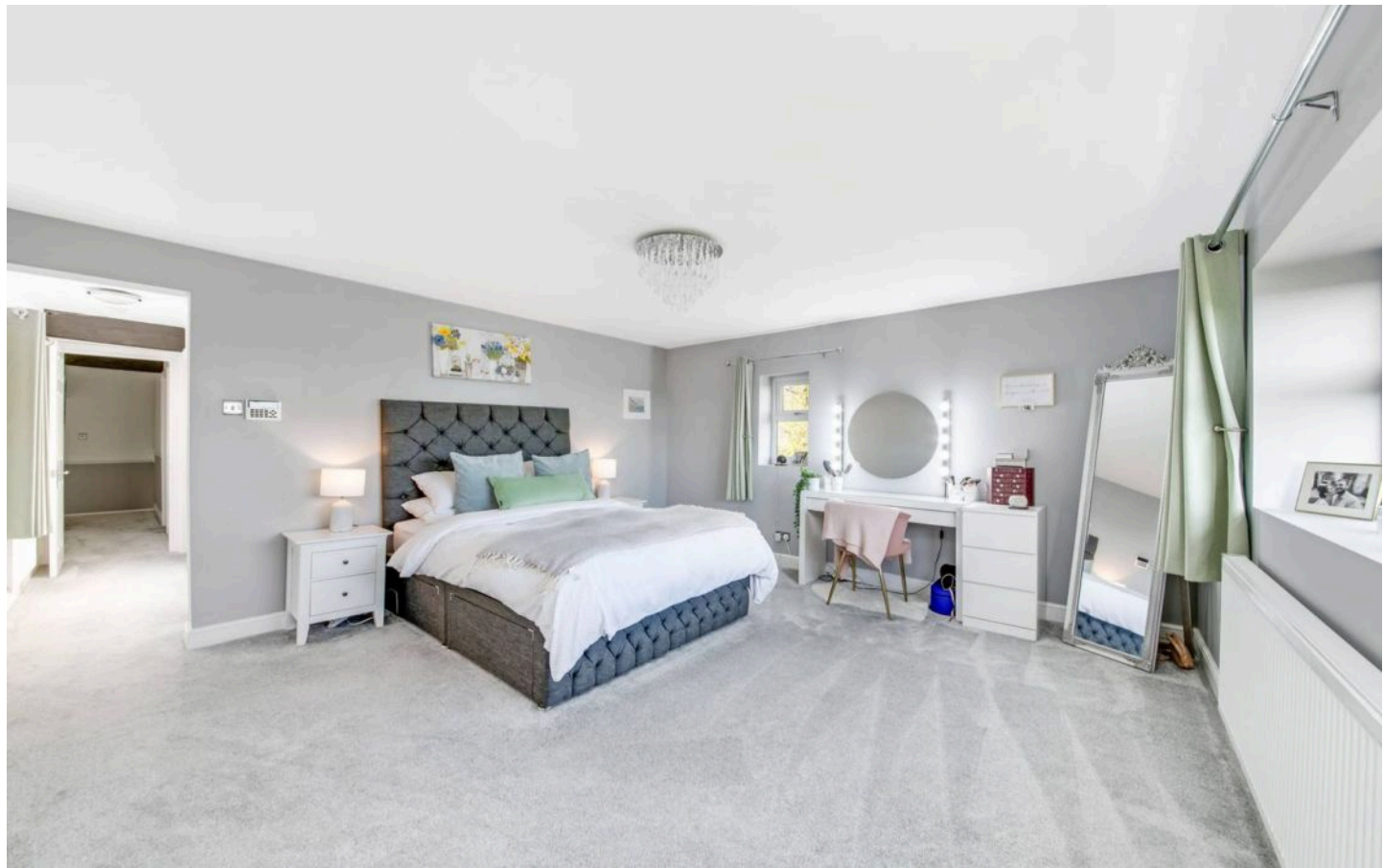
11' 6" x 7' 2" (3.51m x 2.18m)

The en-suite to bedroom one is superbly appointed. It has a four piece suite that comprises of shaped bath, fixed glazed screen shower with high quality chrome fittings, low levelled W.C, and wall mounted vanity unit with inset wash hand basin, mixer tap and illuminated mirror over. The bathroom has a combination central heating radiator/heated towel rail in chrome, it has ceramic tiled flooring and ceramic tiling to the full ceiling height where there is inset spotlighting. There is also an obscured glazed window.

BEDROOM ONE DRESSING ROOM

11' 8" x 7' 3" (3.56m x 2.21m)

The principal bedroom suite also has a dressing room. This is of a good size, there is a window giving an attractive outlook over the gardens and a full bank of robes/storage cupboards.





BEDROOM TWO

14' 8" x 12' 0" (4.46m x 3.67m)

Yet again, a large double bedroom with a pleasant outlook to the rear. This double bedroom has a good sized storage cupboard and also a large walk in under eaves store.

BEDROOM THREE

18' 9" x 10' 9" (5.72m x 3.28m)

With beams to the ceiling and Velux window. This once again is a double sized room; it is served by an en-suite.

BEDROOM THREE EN-SUITE

13' 8" x 11' 3" (4.17m x 3.43m)

This as the photographs suggest is fitted to a high standard and is of a good size, it has a standalone bath with freestanding mixer taps, shower, low levelled W.C, wash hand basin, under eaves storage, appropriate tiling, attractive flooring, and a Velux window.



BEDROOM FOUR

13' 10" x 12' 0" (4.22m x 3.66m)

Yet again, a very attractive double bedroom with wonderful beams on display, two ceiling light points and a window giving a pleasant view out over the gardens and grounds.

BEDROOM FIVE

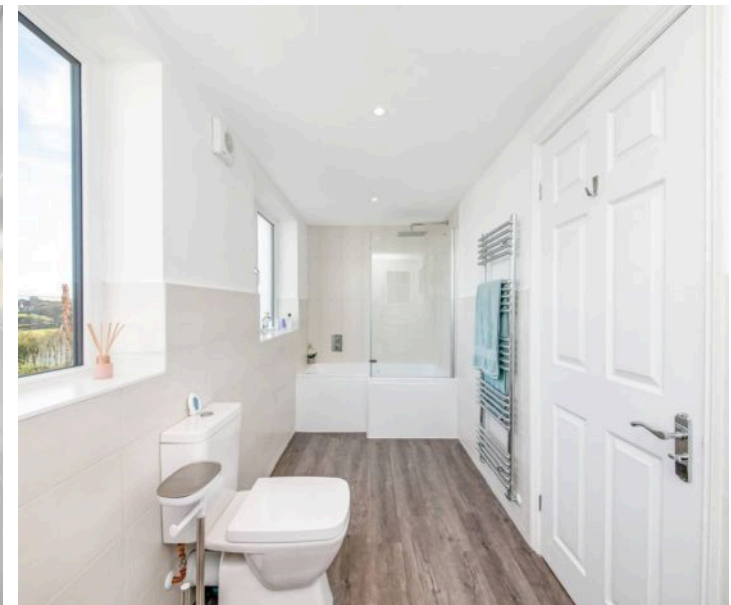
11' 8" x 9' 0" (3.56m x 2.74m)

A good sized room with a large amount of storage cupboards, loft access point and window giving a pleasant view.

HOUSE BATHROOM

14' 3" x 5' 0" (4.34m x 1.52m)

The property's house bathroom has been fitted to a high standard. This has windows giving a long distance and particularly impressive view. The bathroom has high quality flooring, ceramic tiling to the half-height and full height around the bath/shower where there is chrome fittings and glazed screen, low levelled W.C, twin wash hand basin, combination central heating radiator/heated towel rail and inset spotlighting to the ceiling.





HOME OFFICE

7' 9" x 5' 0" (2.36m x 1.52m)

This home office has a lovely long distance, inspirational view.

EXTERNAL

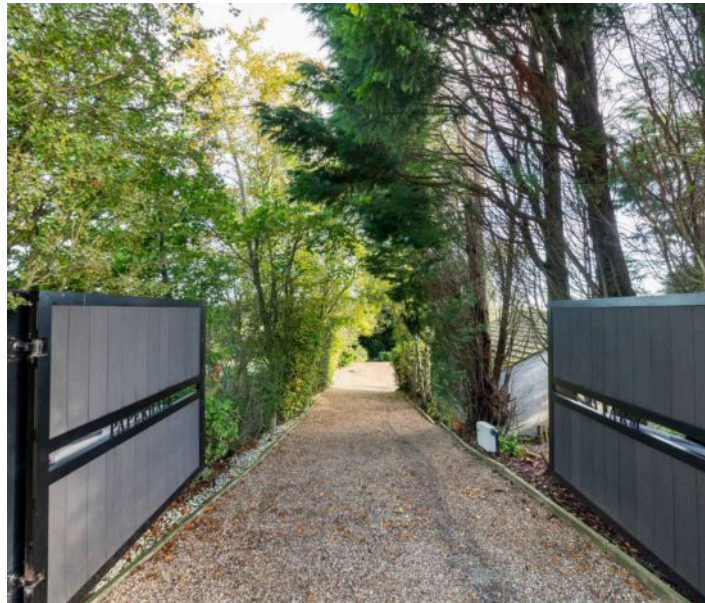
The property occupies a beautiful, rural location with lovely long distance views and yet is within just a few yards of a main road that gives easy access to both the M62 and M1 motorways in different directions with the townships of Wakefield and Huddersfield being just a short drive away. The property has a long driveway which initially is in the property's ownership and grants right of way from the neighbouring property, fabulous gates then gives access to the property's own private long, sweeping driveway which leads down through mature trees and shrubbery to the exceptionally large driveway area. This provides a huge amount of parking and turning space and gives access to the property's detached triple garage.

TRIPLE GARAGE

This which is of high quality construction is particularly large and has three recently installed, high specification automatically operated up and over doors.

GARDENS AND GROUNDS

The gardens and ground are very well kept, hard landscaping is superb and there are many delightful sitting out areas and viewing points to enjoy not only the gardens and grounds but the views beyond. The photographs enclosed within the brochure demonstrate the gardens and grounds particularly well, there is a fabulous, enclosed terrace/courtyard, this has a covered outdoor dining area which as the photographs suggest is a space for all occasions and all weathers. The gardens are exceptional with mature shrubbery and trees, the large lawn has well established borders. There is delightful hard landscaping as previously mentioned with super steps, stone flagged sitting out areas with attractive balustrading.







ADDITIONAL INFORMATION

The property has the usual modern appointments and is well equipped throughout. Carpets, curtains and certain other extras may be available via separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

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