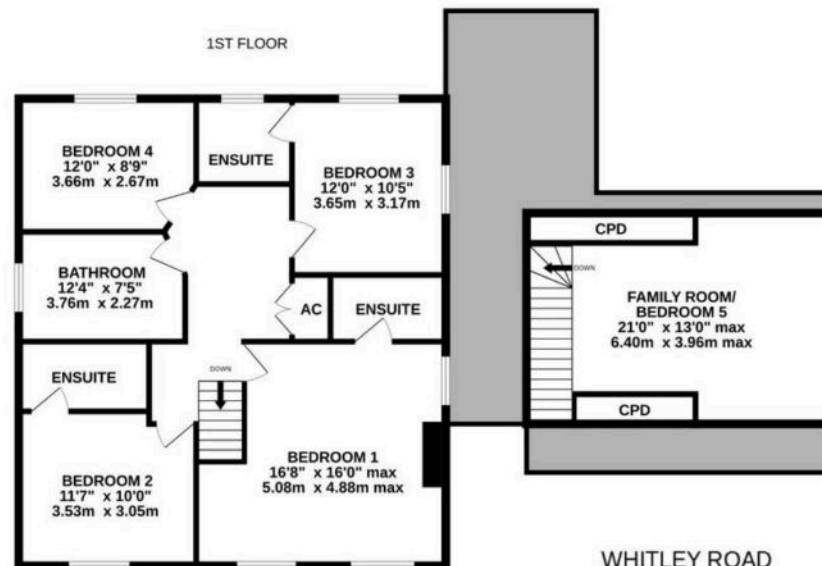
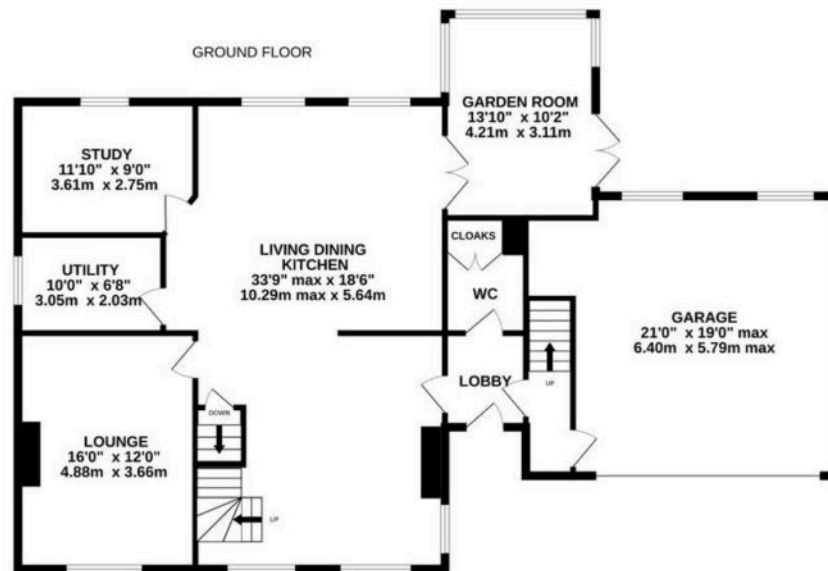




Reservoir House, Paddock and Barn, Whitley Road, Whitley
Whitley

Offers in Region of **£950,000**



WHITLEY 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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Reservoir House, Paddock and Barn, Whitley Road

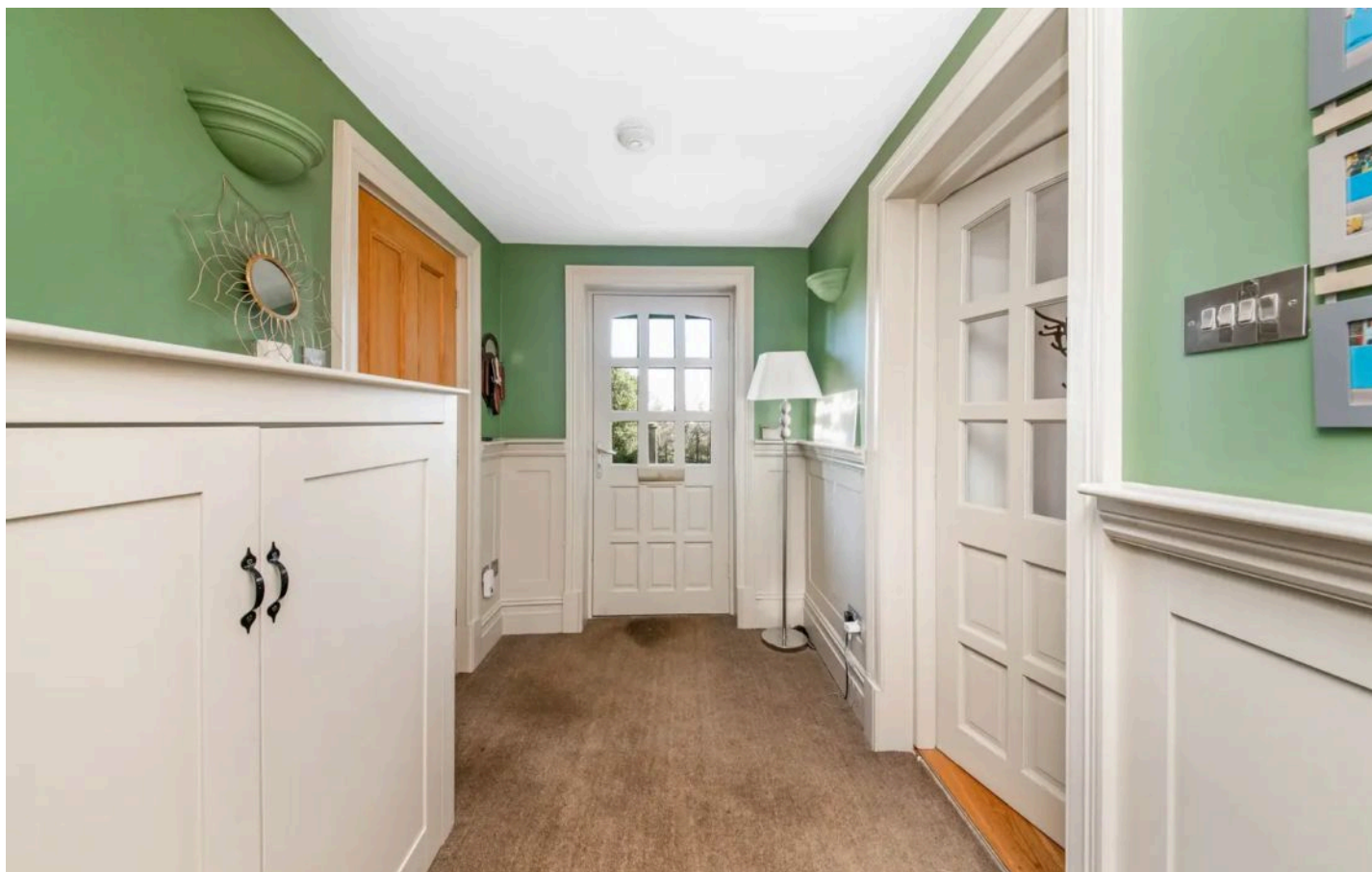
IN A LOVELY LOCATION, BETWEEN WAKEFIELD AND HUDDERSFIELD, THIS DETACHED PERIOD HOME HAS BEEN SUPERBLY RENOVATED OVER RECENT YEARS AND COMES NOT ONLY WITH A BEAUTIFUL GARDEN, BUT A DELIGHTFUL HALF AN ACRE Paddock SERVED BY AN AGRICULTURAL BARN AND YARD. FOR THOSE WHO SEEK EXCEPTIONAL VALUE FOR MONEY, RESERVOIR HOUSE SHOULD BE VIEWED IN ORDER TO APPRECIATE THE SIZE AND NATURE OF THE HOUSE, THE GROUNDS AND THE OUTBUILDINGS. TASTEFUL AND TO A HIGH SPECIFICATION, THE ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE LOBBY, W.C, FULL DEPTH AND SIMPLY AMAZING LIVING DINING KITCHEN (APPROX 34'0" X 18'0"), ADJOINING GARDEN ROOM WITH VIEWS OUT OVER THE GARDEN AND Paddock BEYOND, IMPRESSIVE LOUNGE, UTILITY ROOM AND STUDY, FIVE BEDROOMS, THREE WITH ENSUITES, HOUSE BATHROOM, DELIGHTFUL OUTBUILDINGS INCLUDING POTTING SHED, GREENHOUSE AND FABULOUS BARN (38'0" X 300"). IN SHORT, A DELIGHTFUL FAMILY HOME WITH GREAT FLEXIBILITY, SUPERB POSITION/VIEWS AND IN A HIGHLY COMMUNICABLE, YET RURAL LOCATION.

Council Tax band: G

EPC Energy Efficiency Rating: D

- DETACHED PERIOD HOME
- DELIGHTFUL HALF AN ACRE Paddock
- FIVE BEDROOMS, THREE WITH ENSUITES
- HIGHLY COMMUNICABLE, YET RURAL LOCATION

Simon Blyth
S E A L E D
A G E N T S



ENTRANCE

Timber and glazed door gives access through to the very large entrance lobby/hallway. This has storage cupboards, and a doorway leads through to the downstairs W.C.

DOWNSTAIRS W.C

Once again, with cloaks cupboards, ceramic tiled flooring, dado panelling to the half-height, low level W.C, pedestal wash hand basin and inset spotlighting to the ceiling.



DINING LIVING KITCHEN

Timber and glazed door from the entrance hall to the magnificent dining living kitchen. This room is the through depth of the house and has two windows to the front giving beautiful views out over the gardens and beyond and two windows to the rear giving delightful views out over the property's gardens and paddock. The room as the photographs suggest, is beautifully decorated and presented, there is a further window to the side, a beautiful broad chimney breast to the living area which has a most delightful and ornate fireplace of a period design with an open fired grate and period design tiled side panels. There is oak flooring running throughout the room, a variety of lighting points including spotlighting and chandelier point over the fabulous kitchen area.

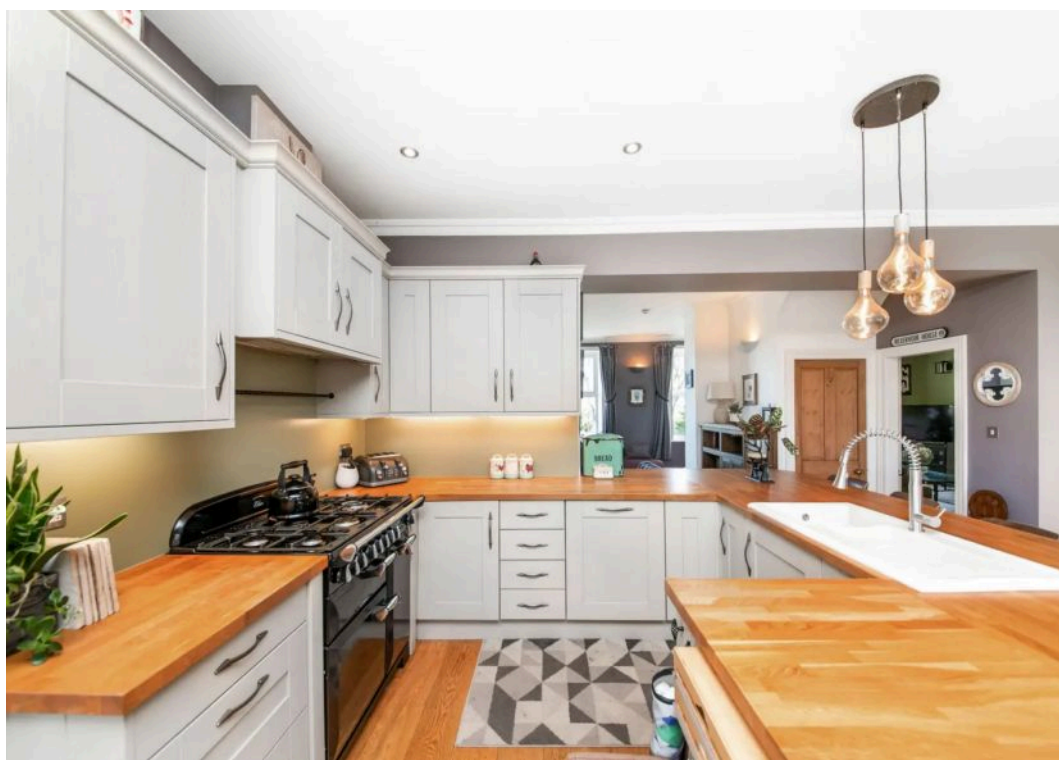
KITCHEN AREA

This kitchen area once again is perhaps best demonstrated by the photographs included. The kitchen is the central space within the room and is a superb functioning area and particularly social area. There is a breakfast bar, stylish sink unit with mixer tap over, range master oven with the usual warming oven and five ring gas hob and extractor fan above, fabulous working surface, breakfast bar, integrated dishwasher, and there is also a large integrated fridge/freezer.

DINING AREA

The dining area overlooks the rear gardens and is of a good size. Twin glazed doors lead through to the garden room.







GARDEN ROOM

This has glazing which enjoys a stunning view out over the gardens, paddock and beyond. There is a huge amount of glazing up to the roofline, twin glazed doors giving everyday access out to the driveway, gardens, workshop and beyond. The room has a continuation of the oak flooring and has particularly useful storage cupboards. A four panel timber door leads through to the study/home office.

STUDY/HOME OFFICE

This once again has a window giving a lovely view out over the rear gardens and is tastefully decorated.



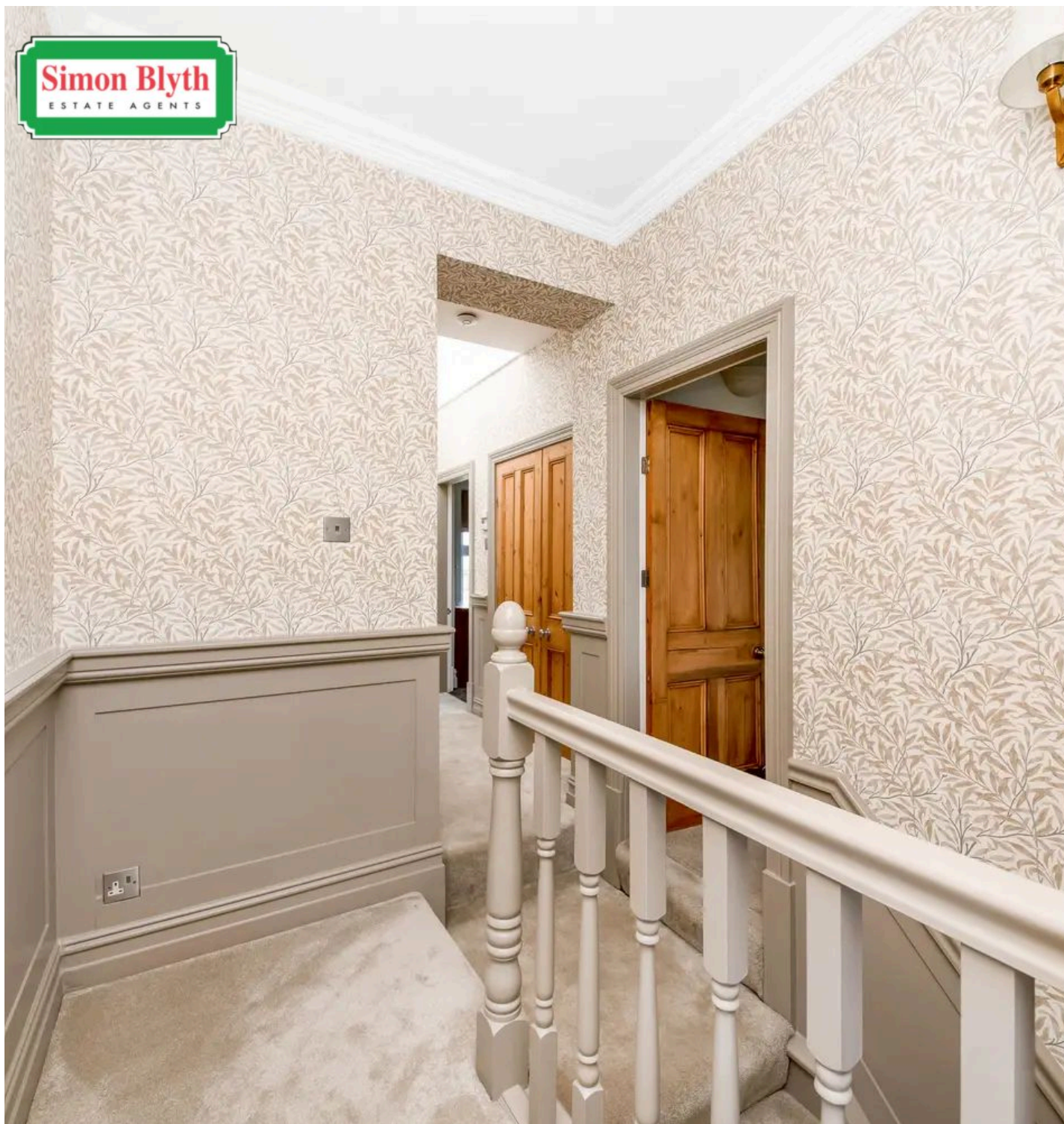
UTILITY ROOM

The utility room is of a good size with a ceramic tiled floor, good sized window, two wall light points, a beautiful range of units at both the high and low level. A large amount of granite working surfaces, inset stainless steel sink unit with mixer tap over, plumbing for an automatic washing machine and space for dryer.

LOUNGE

Once again, exceptionally well presented. The lounge has a good sized window to the front enjoying a lovely view out to the property's front gardens. There is a broad chimney breast, attractive period style fireplace with open fired grate, ceramic tiling of a period design to either side. There is dado panelling to the appropriate level and in built cupboards and display shelving. The room is as previously mentioned, presented to a particularly high standard and a doorway gives access down to a good sized cellar.





FIRST FLOOR LANDING

Staircase turns and rises up to the first floor landing. Once again, beautifully presented with panelling to the dado height, attractive wallpaper/décor, high Velux window affording the space with a huge amount of natural light, and there is in built cupboards/airing cupboard.

BEDROOM ONE

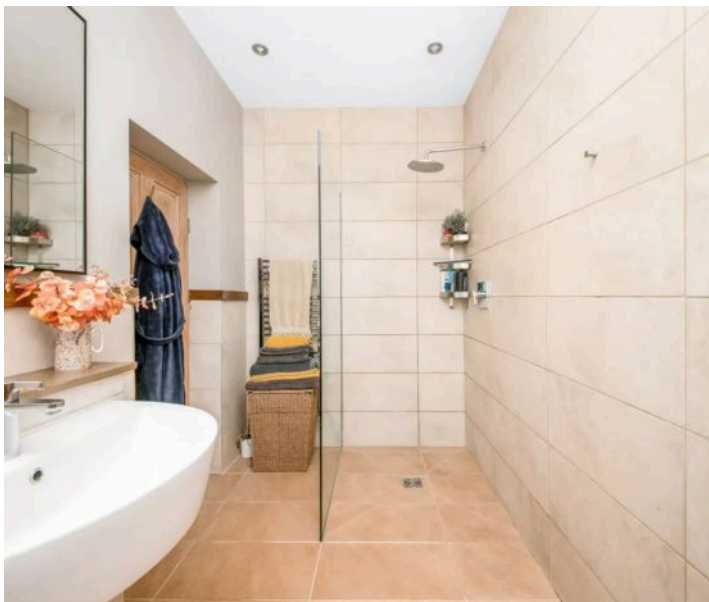
A lovely double room with three windows giving dual aspect one of which gives a stunning view out over the nearby reservoir. There is a broad chimney breast with attractive period style fireplace, coving to the ceiling and a doorway leads through to the en-suite.





BEDROOM ONE EN-SUITE

With a window enjoying the views to the garden and beyond. There is a ceramic tiled floor, ceramic tiling to the full ceiling height where appropriate, inset spotlighting, fixed glazed screen wet room shower with high quality fittings, stylish wall mounted wash hand basin and concealed cistern W.C.

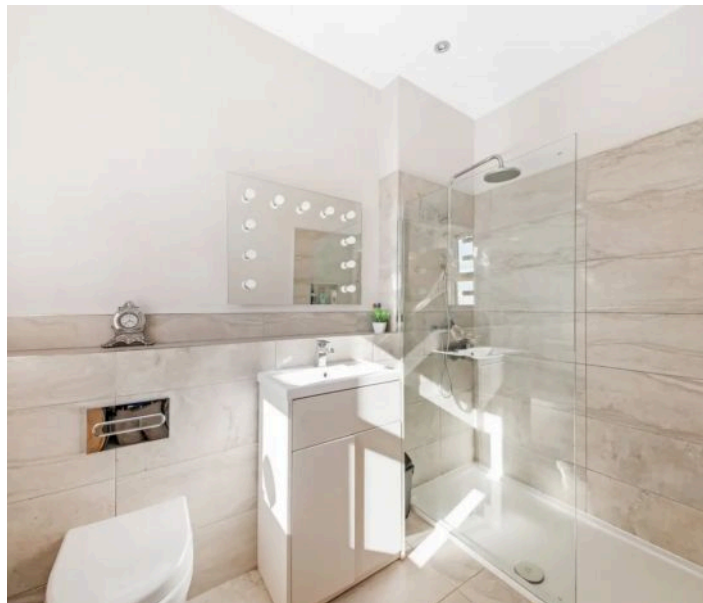


BEDROOM TWO

Once again, with an aspect out to the front and served by an en-suite. This pleasant double room has a long distance view.

BEDROOM TWO EN-SUITE

The en-suite is fitted with a fixed glazed shower with chrome fittings, stylish wash hand basin with cupboards beneath, concealed cistern W.C, and particularly long distance rural view out to the side looking forward to Bristfield Moor and Emley Moor. There is a beautiful array of tiling, illuminated mirror and inset spotlighting to the ceiling.





BEDROOM THREE

Yet again, an en-suited double bedroom with a double aspect view, courtesy of two windows giving long distance views one of which is particularly beautiful over the nearby reservoir.

BEDROOM THREE EN-SUITE

Bedroom three is served by an en-suite which has a concealed cistern W.C of Grove manufacture, fixed glazed screen wet room style shower, chrome heated towel rail, ceramic tiled flooring, tiling to the full ceiling height with inset spotlighting.

BEDROOM FOUR

Yet, again, a double room with yet again a lovely rural view.



HOUSE BATHROOM

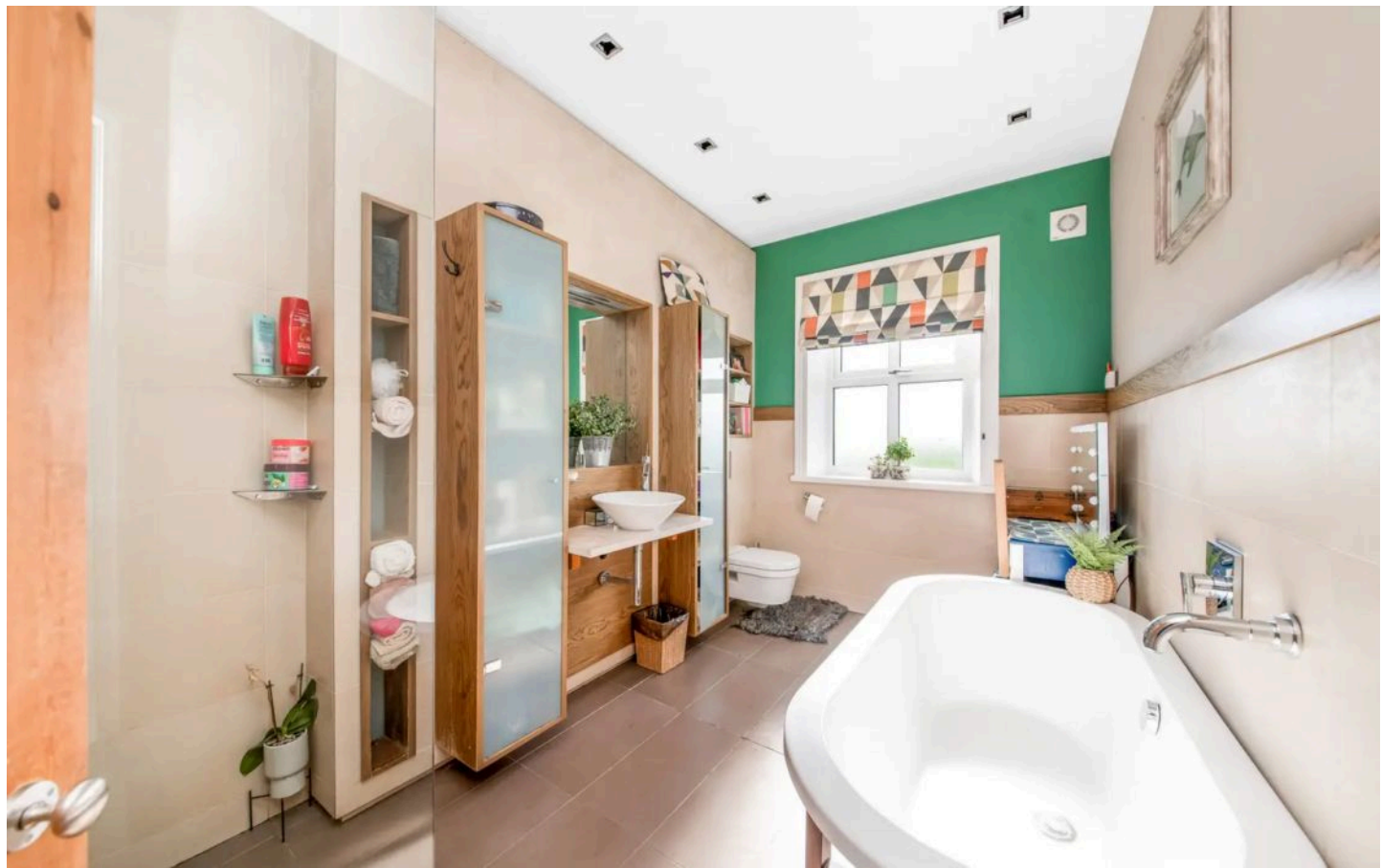
The house bathroom serves bedroom four/bedroom five to be described. This has a four piece suite comprising of fixed glazed screen/wet room shower with chrome fittings, concealed cistern W.C, ceramic circular wash hand basin, stylish mixer tap over, and double ended bath once again with stylish taps above. There is ceramic tiling to the full height where appropriate, extractor fan, inset spotlighting and ceramic tiled flooring.

LOBBY

A doorway gives access to an inner hall, this has a door through to the property's attached double garage but also has a further staircase that rises up to the family room/bedroom five, often used as a guest bedroom.

FAMILY ROOM/BEDROOM FIVE

As the photographs suggest, it is beautifully presented and has inset spotlighting to its angled ceiling line, large amount of storage cupboards and a stunning view out over the gardens, reservoir and beyond.





INTEGRAL DOUBLE GARAGE

This is exceptionally large, being particularly deep and has very broad high specification insulated automatically operated up and over doors. There is also twin windows and the garage occupies a particularly pleasant location and could provide additional accommodation to the home subject to of course, the necessary consents.

OUTSIDE

The property occupies a remarkable location, its driveway/lane to the front is owned by Yorkshire Water and gives access to the reservoir. There are beautiful stone gate posts and wrought iron gates being automatically operated gives access through to the property's private driveway.

DRIVEWAY

This is particularly large and provides a huge amount of parking and turning space and gives also gives access to the integral double garage as previously described.



GARDENS

There is a delightful group of outbuildings with a good sized greenhouse, a group of outbuildings including a delightful greenhouse of a good size with antique brick base, stone flagged surround and pathway, stone flagging to a garden store which has an overhanging canopy and the unusual feature of a wood burning stove, and this adjoins a good sized potting shed/workshop.

YARD

The driveway continues through the gardens to a gravelled drive which leads down to the detached barn and farmyard style yard. This farmyard style yard has a superb amount of space and is accessed via two gateways, one directly from the road with a steel gate to the roadway and the other to the driveway with a timber gate. There is dry stone walling, some brick set pavements and concrete areas.

BARN

The barn itself is detached and is of a high quality construction and has the principal door being a large sliding door, there is a particularly good eaves height, and the barn is particularly well presented internally.

Paddock

Measuring approximately half an acre, the paddock is well bounded by a combination of stone walling, timber fencing and hedging and is a particular delight to the home.

GARDENS

To the rear, there is a delightful pond overlooked by a high specification and delightfully presented summer house. There is also a delightfully presented lawned rear garden, mature lawned front and side gardens present the property well.

Paddock Overage

Please note the property has placed upon it an overage for development in the paddock. This overage does not prevent development but provides the previous owner of the property a share of the profit, if any owner decides to achieve planning and develop this of course would be a decision only for the new owner to take and therefore it is likely for some considerable time that the paddock will remain a fabulous asset to the house.









ADDITIONAL INFORMATION

It should be noted that the property has two gas fired central heating boilers and with the exception of bedroom/family room, all has underfloor heating. It should also be noted that the property has an alarm system, external lighting, and double glazing. Carpets, curtains, and certain other extras may be available via separate negotiation.

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 measurement 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.

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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.

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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 06/04/2024.

PROPERTY VIEWING NOTES -

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