



The Granary, George Lane

For Sale £599,950

Notton, Wakefield, WF4 2NL

Holroyd Miller have pleasure in offering for sale this delightful barn conversion occupying an enviable position on the edge of Notton village with countryside views. Offering flexible and spacious living accommodation over two levels together with ample off-street parking and detached double garage. The property has a well-planned interior which briefly comprises; entrance reception hallway with open staircase, storage, lounge with exposed brick chimney breast, office gives access to sitting room again with open views, kitchen opening to breakfast/dining room, adjacent utility room and cloakroom/wc, guest bedroom with en suite shower room. To the first floor, opening to galleried landing with sitting area, master bedroom with en suite shower room, study/bedroom four, house bathroom, bedroom three a good size with full beamed ceiling. Under floor heating to the ground floor, traditional radiator system upstairs. Outside, well-kept gardens being mainly laid to lawn to the front and side with mature trees and shrubs, large decking area making the most of the views, block paved driveway provides ample off-street parking and leads to detached double garage. Notton village continues to be popular location to live, with easy access to the M1 motorway network for those travelling to either Leeds or Sheffield. Limited amenities within the village, include post office, tennis club and cricket ground. Located approximately four miles from Wakefield city centre and its excellent range of shopping and leisure facilities and excellent schools. Viewing Essential.

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ENTRANCE HALL

With tiled floor, open stair case with useful under stairs storage cupboard, double glazed Velux roof light and galleried landing.

LIVING ROOM

18' 9" x 14' 5" (5.73m x 4.41m)

With feature exposed brick chimney breast, with gas stove and stone hearth, tongue and groove pine ceiling, full height double glazed windows makes this most of the views, down lighting to the ceiling.

OFFICE

8' 2" x 10' 4" (2.51m x 3.16m)

With borrowed light from the living room, down lighting to the ceiling and tiled floor, gives access to...

SITTING ROOM

10' 4" x 15' 1" (3.17m x 4.60m)

With down lighting to the ceiling, double glazed window making the most of the views.

KITCHEN

15' 0" x 11' 11" (4.59m x 3.65m)

Fitted with a matching range of wall and base units, contrasting work top areas, stainless steel sink unit, single drainer, five ring hob with double oven, extractor hood over, tiled floor, plumbing for dishwasher. Leads to...

DINING AREA

12' 4" x 9' 6" (3.76m x 2.9m)

With full height double glazed window, exposed brick work, beamed ceiling and velux roof lights

UTILITY ROOM

9' 3" x 5' 7" (2.83m x 1.72m)

With pine fronted wall and base units, worktop areas, plumbing for automatic washing machine, stainless steel sink unit, tiled floor, tiling, rear entrance door.

CLOAKROOM

Having wash hand basin, low flush w/c, tongue and groove panelling.

GUEST BEDROOM

9' 7" x 15' 0" (2.94m x 4.58m)

With beamed ceiling, double glazed window, built in wardrobe.

EN SUITE SHOWER ROOM

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, shower cubicle, tiling, heated towel rail.

STAIRS LEAD TO...

FIRST FLOOR GALLERIED LANDING

15' 2" x 9' 1" (4.64m x 2.78m)

With built in airing cupboard, offering a useful reception area.

MASTER BEDROOM

15' 3" x 11' 3" (4.67m x 3.44m)

With dual aspect double glazed windows making the most of the views, full beamed ceiling.

EN SUITE SHOWER ROOM

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, walk in shower cubicle, tiling, double glazed Velux roof light.

BEDROOM FOUR/STUDY

8' 5" x 6' 7" (2.58m x 2.01m) plus recess With double glazed Velux roof, central heating radiator.

HOUSE BATHROOM

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath, separate shower cubicle, tiling, beamed ceiling, Velux roof light.

BEDROOM

15' 1" x 10' 8" (4.61m x 3.27m)

With dual aspect double glazed windows, laminate wood flooring, full beamed ceiling with king post trusts.

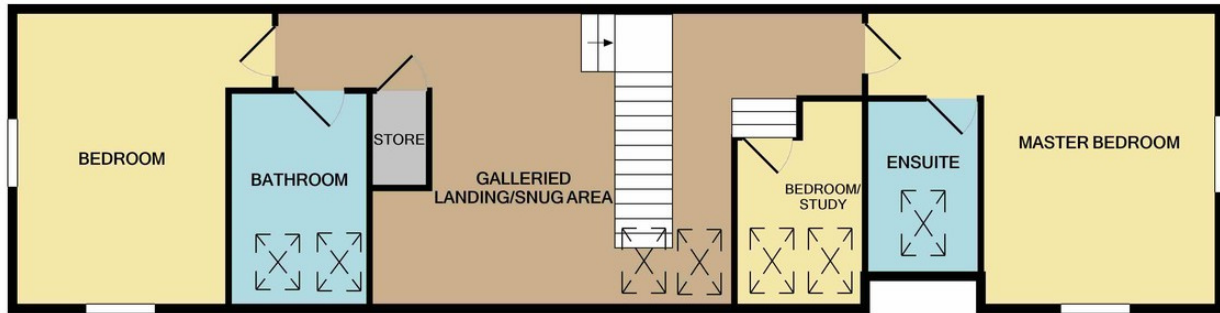
OUTSIDE

The property is approached by an attractive block paved driveway leading off George Lane which provides turning space and leads to detached double garage with up and over doors, paved pathway leads to the front door with adjacent lawned gardens with mature trees and shrubs. To the side, further extensive garden area with decking area making the most of the views over the adjacent countryside.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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