



## Stable House, 7 Old Hall Courtyard      For Sale £429,950

Heath, Wakefield, WF1 5ST

Holroyd Miller have pleasure in offering for sale this delightful stone-built Grade II listed barn conversion situated in the heart of the historic village of Heath on the outskirts of the city centre. Offering an abundance of character and charm with exposed stonework, beamed ceilings and briefly comprising; entrance to dining hall with open staircase, dual aspect windows, adjacent working kitchen with distressed units and oak worktops, Aga oven, living room with beamed ceiling, log burner, adjacent office room ideal for those wishing to work from home. To the first floor, master bedroom with wardrobes and en suite bathroom, two further double bedrooms, combined shower room furnished with modern white suite. Outside, gardens to front and rear with stone paved patio, mature trees and shrubs, single car garage, located within this historic village within walking distance of "The Kings Arms", numerous local walks offering a countryside feel yet within minutes' drive of the M1/M62 motorway network for those travelling throughout the region, convenient for the recently opened eastern relief road, Viewing Essential.

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## ENTRANCE TO DINING HALL

13' 7" x 11' 6" (4.16m x 3.53m)

With feature open staircase with under stairs storage, beamed ceiling, dual aspect window, central heating radiator.

## KITCHEN

13' 7" x 10' 9" (4.16m x 3.30m)

Fitted with a range of distressed cream shaker style units with contrasting oak worktops, Belfast sink with mixer tap unit, tiled floor, feature gas Aga oven, fitted oven and hob, tiling between the worktops and wall units, downlighting to the ceiling, window and rear entrance door.

## LIVING ROOM

14' 9" x 14' 0" (4.52m x 4.27m)

Situated to the rear of the property with beamed ceiling, feature log burner, downlighting, window overlooking the rear garden, central heating radiator.

## OFFICE

12' 0" x 7' 1" (3.66m x 2.18m)

With under stairs storage cupboard, views overlooking the green, double panel radiator.

## STAIRS LEAD TO...

## SPACIOUS FIRST FLOOR LANDING

With exposed beam.

## MASTER BEDROOM

12' 9" x 10' 11" (3.89m x 3.33m)

With exposed beam work, fitted wardrobes, single panel radiator.

## ENSUITE BATHROOM

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, paneled bath, travertine tiling, chrome heated towel rail.

## BEDROOM TO FRONT

13' 1" x 9' 6" (3.99m x 2.90m)

With exposed beam work, window overlooking the green.

## BEDROOM TO REAR

9' 8" x 9' 5" (2.97m x 2.89m)

With exposed beam work, window overlooking the rear garden, large built in wardrobes, central heating radiator.

## COMBINED SHOWER ROOM

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, large shower cubicle with rain dance shower head, double glazed Velux roof light, heated towel rail.

## OUTSIDE

The property has open plan garden area to the front with single car garage nearby, parking available adjacent to the green, to the rear; delightful cottage style garden with Yorkshire stone paved patio leading to further lawned garden with well stocked borders with mature shrubs and trees retaining a high degree of privacy.(Please note there is an annual contribution to the road fund of £100.00 per annum and £100 per annum for the Garden fund) Self-Managed by Forward Steps Ltd of which each house holder is a shareholder. The property is Grade Two Listed and is serviced via a shared septic tank.









GROUND FLOOR  
APPROX. FLOOR  
AREA 642 SQ.FT.  
(59.7 SQ.M.)

