



Cherry Tree Farm,
17 Hall Lane, Chapelthorpe, Wakefield,
West Yorkshire, WF4 3JE

Asking Price:
£999,950

Holroyd Miller are excited to offer for sale the impressive Cherry Tree Farm, a detached property with five good sized bedrooms as well as a separate contained Annex with two bedrooms and sits within approximately 3.75 acres of land and is accessed from a private driveway from Hall Lane. Sitting in a conservation area of Chapelthorpe village with its excellent links to both Wakefield city centre, surrounding rural areas of Newmillerdam and the M1 motorway, excellent rail links via Wakefield Westgate station. The property briefly comprises: - four reception rooms including a stunning living room with picture window giving views over the amazing surrounding garden areas, five good sized bedrooms including a converted loft room, a stylish kitchen/diner, two bathrooms and a self-contained Annex with separate living and kitchen area as well as two double bedrooms. The property is surrounded by stunning gardens mainly laid to lawn and enjoys private cover from mature trees, an excellent array of outbuildings includes a stable block and large barn with the added extra of three phase cabling, former railway shed adds great character and has been converted into a workshop. The property has gas central heating and double-glazed windows. Viewing is Essential to truly understand the amazing endless opportunities that this property presents.

Entrance Hallway

With double glazed front door entrance, central heating radiator, feature arch window.

Formal Dining Room 10'2" x 11'10" (3.1m x 3.6m).

With double glazed window and single panel radiator.

Snug 11'6" x 17'1" (3.5m x 5.2m).

With character beams to the ceiling, log burner set in fire surround, double glazed bay window, two double panel radiators.

Rear Porch/Office 4'11" x 8'10" (1.5m x 2.7m).

With beams and timber character to both the walls and ceiling, single panel radiator, single glazed internal window.

WC 2'4" x 4'11" (0.7m x 1.5m).

Fully tiled with w/c and basin with mixer tap.

Entrance Porch 2'4" x 9'6" (0.7m x 2.9m).

With double glazed patio doors giving access to the rear of the property.

Living Room 23' x 12'8" (7m x 3.86m).

With feature double glazed picture window giving views over the surrounding garden areas, two further double glazed windows overlooking the side and rear of the property, stunning fire surround with electric condensing stove, three single panel radiators, character ceiling roses and coving to the ceiling, double glazed doors give access to inner hallway.

Dining Kitchen 13'1" x 19'4" (4m x 5.9m).

With a range of shaker wall and base units, stunning contrasting quartz worktop with upstands, one and half bowl under counter sink with mixer tap, single glazed internal window giving views over the internal hallway, quarry tiled floor, double glazed window giving views over the rear of the property, composite door giving access, a great range of integrated appliances including fridge freezer, oven, two fridge drawers, double oven, washer dryer, dishwasher.

Master Bedroom 12'10" x 12'10" (3.9m x 3.9m).

With double glazed window giving stunning views over the side of the property, central heating radiator, single panel radiator.

Bedroom 11'10" x 13'1" (3.6m x 4m).

With double glazed window to the rear, single panel radiator, coving to the ceiling.

En Suite Shower Room

With walk-in shower, w/c and basin with mixer tap, fully tiled walls and floor.

Bedroom 11'10" x 9'10" (3.6m x 3m).


With double glazed window, single panel radiator, corner cupboard containing water tanks.

Bedroom 9'10" x 9'10" (3m x 3m).

With double glazed window, single panel radiator.

Loft Bedroom 20'4" x 13'1" (6.2m x 4m).

A stunning bedroom or work from home space with three Velux double glazed windows, wood cladding throughout, drop down staircase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Self-Contained Annex

Kitchen 18'1" x 9'6" (5.5m x 2.9m).

With a range of wooden wall and base units with contrasting worktop, stainless steel sink with mixer tap, four ring gas hob, double panel radiator, double glazed window, UPVC door giving access to the rear of the property, separate access to the Annex.

Living Room 12' x 14'9" (3.66m x 4.5m).

With double glazed window, internal door to the main property, single panel radiator, gas fire and surround.

Bedroom 12' x 10'2" (3.66m x 3.1m).

With double glazed window, single panel radiator.

En Suite Bathroom 6'7" x 7'10" (2m x 2.4m). With basin and mixer tap, w/c, double glazed window, single panel radiator, walk-in shower cubicle.

Bedroom 7'10" x 14'9" (2.4m x 4.5m).

With double glazed window, single panel radiator.

Outside

The property is accessed by a tarmac private driveway giving access from double gates to an internal driveway which offers parking for multiple vehicles, stable block with two tack rooms as well as the opportunity to have four internal stables, a large car port to the side, open fronted barn providing a great array of opportunity and featuring three phase cabling. To the rear, further outbuildings including a former railway shed which has now been converted into a workshop and tool shed, to the side a working allotment provides the opportunity to grow your own fruit and vegetables, surrounding immaculate lawn areas are sheltered by mature trees which have recently had a tree survey done, ornamental garden to the side provides a separate sitting area for enjoying the true privacy of this amazing three-acre garden. Viewing is Essential to truly understand the amazing opportunity that this property presents.

Council Tax Band: F

TENURE – Freehold







GROUND FLOOR
3629 sq.ft. (338.1 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 3927 sq.ft. (364.8 sq.m.) approx.

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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