



Rose Farm, Ryhill Pits Lane, Cold
Hiendley, Wakefield, West Yorkshire,
WF4 2DU

Asking Price:
£1,000,000

Holroyd Miller have pleasure in offering for sale "Rose Farm" a delightful stone built detached former farmhouse offering extensive family accommodation with adjoining Annex, standing in approximately 2.2 acres with adjoining paddock and stables, ideal for those with equestrian interest. Located in this delightful hamlet of Cold Hiendley south of Wakefield city centre, yet convenient for excellent local schools, access to the motorway network for those travelling to either Leeds or Sheffield. The well planned accommodation briefly comprises entrance reception hallway with open staircase, adjacent living room with feature log burner and French doors leading onto the rear garden, formal dining room, stunning open plan breakfast kitchen/family room with double doors leading through to the sun lounge overlooking the garden making the most of the extensive views towards Winterset, access to adjoining Annex which includes large bedroom suite, combined shower room, adjacent utility room/kitchen, separate entrance hallway with access to cold store and integral double garage. To the first floor, four double bedrooms, two having ensuite bathrooms, house bathroom. Outside, the property has gravelled in and out driveway providing ample parking, formal gardens and paved patio area makes the most of the stunning countryside views with adjacent paddock to the rear and side with stable block. Please note the property has double glazing and oil-fired central heating. A truly delightful country property occupying this stunning position. No Chain.

Entrance Reception Hallway

With travertine tiled floor with feature open staircase, built in cloaks cupboards containing central heating boiler.

Living Room 18'1" x 15' (5.5m x 4.57m).

A delightful room with stone fireplace and hearth with log burner, exposed beamed ceiling with feature window seat, two double glazed windows and French doors leading onto the rear garden, double panel radiator, leads through to...

Formal Dining Room 14'11" x 15' (4.55m x 4.57m).

Having exposed beam work, double glazed French doors leading onto the rear garden making the most of the extensive views, double glazed window to the front, feature fire place with recess, two central heating radiators.

Stunning Open Plan Kitchen Diner/Family Room 15'1" x 29'11" (4.6m x 9.12m).

Superbly appointed with a range of shaker style fronted wall and base units, contrasting granite worktops, feature Aga oven with extractor hood over, integrated dishwasher, recess for fridge freezer, sink unit with drainer with mixer tap unit, tiled floor, double glazed windows to the front and rear with double opening doors leading through to...

Sun Lounge 23'7" x 11'11" (7.2m x 3.63m).

With double glazed windows and Velux roof lights, French doors leading onto the rear garden with laminate wood flooring. A light and airy entertaining space giving access to ground floor bedroom or games room forming part of the Annex.

Annex 19'8" x 15'8" (6m x 4.78m).

With oak flooring, French doors leading onto the rear garden, double glazed windows, central heating radiator and exposed beam work.

Inner Hallway Leads to...

Combined Shower Room

With walk-in shower, pedestal wash basin, low flush w/c, tiling, two double glazed Velux roof lights.

Utility Room/Kitchen 12'9" x 10'4" (3.89m x 3.15m).

Having built in Belfast sink, a range of cream fronted wall and base units, contrasting worktops areas, tiling between the worktops and wall units, tiled floor, double glazed window, central heating radiator.

Rear Entrance Hallway

With central heating radiator, with access to large coal store (5.03m x 2.30m) access to integral garage (4.96m x 5.35m) with automated up and over door, double glazed windows to the rear, power and light laid on.

Stairs lead to First Floor Landing

Master Bedroom 15'1" x 15'1" (4.6m x 4.6m).

With double glazed window to both front and rear with stunning open countryside views with exposed beamwork to the ceiling, central heating radiator.

Ensuite Shower Room

With wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, tiling, chrome heated towel rail.

Bedroom to Rear 11'1" x 13'2" (3.38m x 4.01m).

With double glazed window making the most of the views, central heating radiator.

House Bathroom

Furnished with modern white suite, wash hand basin set in vanity unit, low flush w/c, corner shower cubicle, exposed beam work, double glazed window, chrome heated towel rail.

Bedroom to Rear 11'9" x 11'8" (3.58m x 3.56m). Having double glazed window, stunning open views, built in wardrobes, single panel radiator.

Ensuite Shower Room Comprising pedestal wash basin, low flush w/c, corner shower with tiling, heated towel rail.

Bedroom to Rear 12'6" x 15'2" (3.8m x 4.62m). With double glazed windows, built in wardrobe, stunning views, central heating radiator.

Outside

The property occupies a private position with mature trees and shrubs screening from the main lane in the village with gravelled in and out driveway providing ample parking and leading to integral double garage, formal lawn gardens retaining privacy with adjacent paddock 2.2 acres in all, ideal for those with equestrian interest with two stables measuring (6.90m x 3.90m overall). Please note the property has oil fired central heating, mains drainage, external access to keeping cellar providing excellent storage.

Council Tax Band: D

Tenure: Freehold

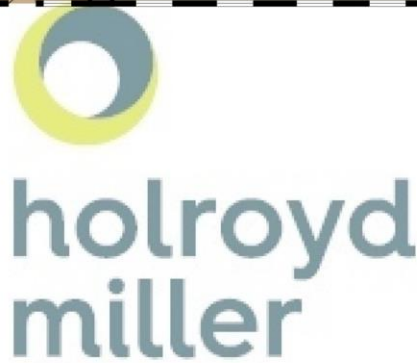




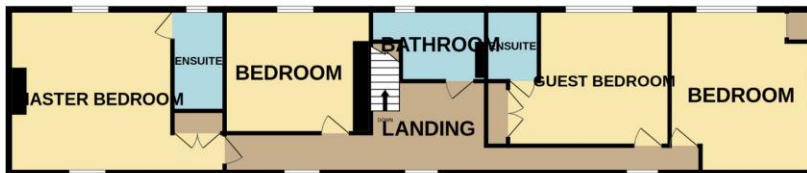


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
2417 sq.ft. (224.5 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 3493 sq.ft. (324.5 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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