Yorkshire's Finest
A Collection of Yorkshire's Finest Homes

Tithe Barn, Grange Court

Badsworth, Pontefract

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Offers In Region Of £475,000

POSITIONED IN A SMALL RESIDENTIAL HAMLET IN THE PICTURESQUE VILLAGE OF BADSWORTH, OUR 3 BEDROOM BARN CONVERSION IS OFFERED TO THE MARKET WITH GARDEN, DESIGNATED PARKING AND SINGLE GARAGE.

The entrance to Grange Court is shared only with 3 other distinctive properties. Tithe Barn is beautifully presented with French grey windows and distinctive character much admired in barn conversions.

The well maintained gardens are adorned with numerous stations to sit and capture the sunshine whilst a well built summer house, currently used as an art studio, is a lovely asset to the garden.

Internally, you are welcomed in via a stable door onto a stone flagged floor which flows from the entrance hall into the dining kitchen. The entrance hall is equipped with a multi fuel stove, a really fabulous feature. There is a 1/2 turn staircase which leads to a galleried landing.

A cloak room is installed with a 2-piece suite to the side of the main entrance.

The sitting room overlooks the gardens through large barn windows.

With oak flooring, the room benefits from a stone fire surround with inset gas fire.

The dining kitchen has a great amount of cream wooden cabinets, adorned with a solid wooden work surface. Integral items include Baumatic appliances consisting of a 4 ring gas on glass hob, electric oven and microwave oven. Additional space is supplied for an American fridge freezer. Leading away from the kitchen is a utility room, with plumbing for a washing machine and further room for a dryer and dishwasher.

The galleried landing with beamed architecture is a wonderful feature, natural light streams through the velux window filling the space with a warming glow.

The master bedroom with traditional mullion windows overlooks the gardens towards St Mary's Church. With timber beams and fitted furniture, the room benefits from a contemporary shower en-suite with underfloor heating. There are a further two double bedrooms, one used as a generous single and the other with fitted wardrobes and access to the boarded loft.

With velux windows, it has been used as a teenage snug and provides plenty of storage space for the property.
The house bathroom is delightful, highly contemporary with oval free standing tub with waterfall tap, wall hung oversized basin with drawer unit and close coupled W.C. A bespoke window to the front elevation completes this lovely room with porcelain tiled flooring and underfloor heating.
Externally, the garden has two gated entrances and vehicles can be parked in two designated locations set before the single garage. Forming the middle section of a trio of garages with pantile roof, the access is through double wooden doors and provides ample storage space.

LOCATION

Badsworth is a small village designated as a conservation area with St Mary's Church centred at the heart, visible from Tithe Barn. Badsworth has a Church of England Junior & Infant School, well regarded and playing an integral part of the community, the school is a member of the Pontefract Education Partnership, working collaboratively with a group of local schools.

With the consistent objective to improve village life, Badsworth appreciates a loyal committee who are engaged in Wild Flower Planting, encouragement to be involved with summer hanging baskets, producing yearly calendars and the annual village fete and scarecrow festival (to mention but a few projects!).
Nearby, Lawson Hut holds a variety of activities, available to hire, it is a treasured commodity within the village. 7 minutes by car from the property is a gym and leisure centre fully equipped with state of the art equipment, it is popular amongst local residents.
For family activities, 14 minutes away is Brodsworth Hall & Gardens, a step back in time, it is a popular English Heritage attraction.
Closer by is Nostell Priory, part of the National Trust, with beautiful walks, café and a

Palladian House.
Further a field, Pontefract is 13 minutes by car and Wakefield just over 20 minutes.
The M62 and A1 are 5 minutes away, they are excellent commuter links for work & travel.
And finally, under half an hour you can be at Doncaster, Sheffield Airport, voted the best airport 3 years in a row by Which magazine.

WHAT3WORDS

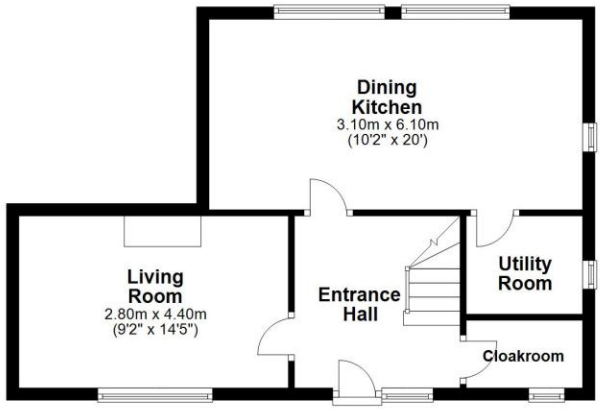
///lighter.mandolin.winemaker

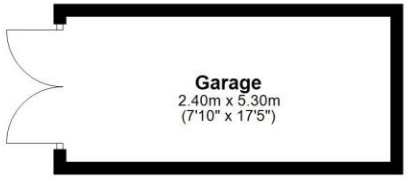
AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Ground Floor

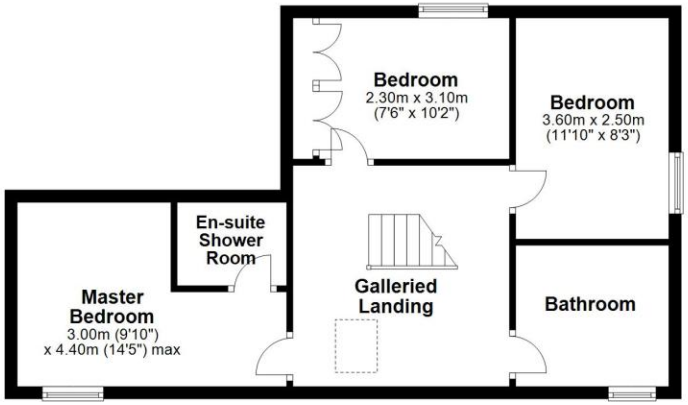
Approx. 58.8 sq. metres (633.3 sq. feet)





First Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 109.2 sq. metres (1175.0 sq. feet)

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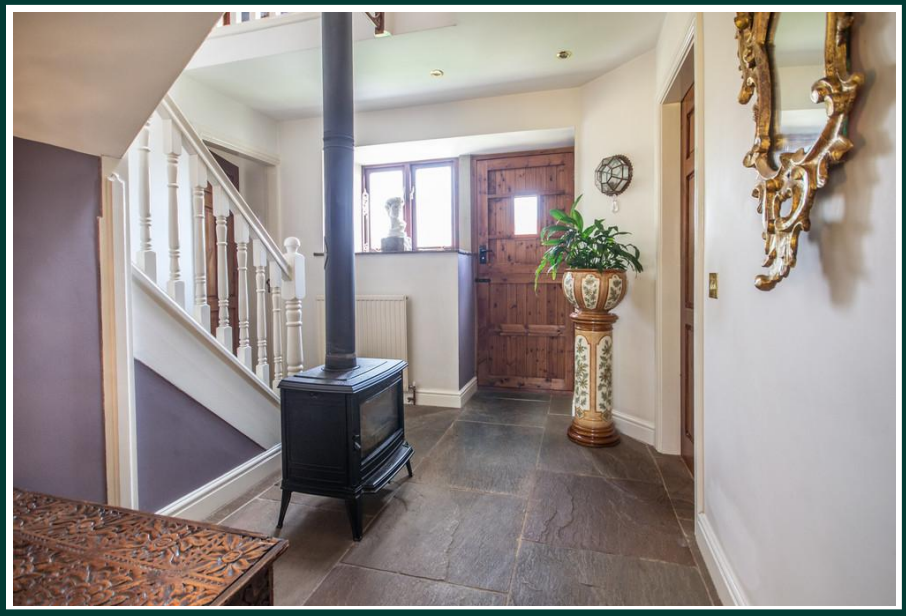

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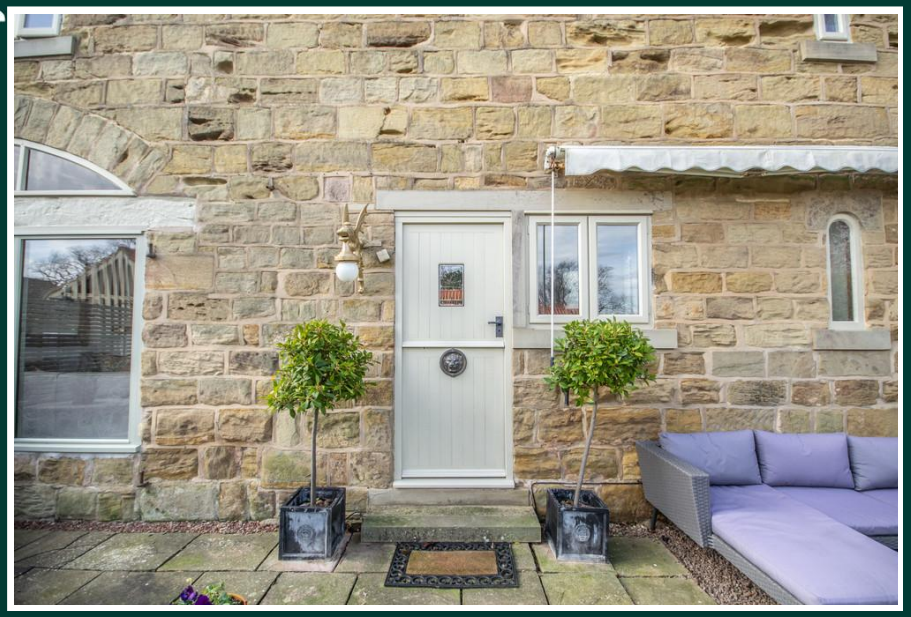

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