

Park Row

The proactive estate agent



Church Street, Brotherton, Knottingley, WF11 9HE

£700,000



****DETACHED**GRADE II LISTED**FAMILY HOME**STEEPED WITH ORIGINAL FEATURES**SET IN APPROX. 2.5 ACRES**FOUR DOUBLE BEDROOMS**TRIPLE GARAGE**BEAUTIFUL EXPANSIVE GARDENS****

Nestled in the charming village of Brotherton, this exquisite Grade II listed detached family home offers a unique blend of historical elegance and modern comfort. With four generously sized double bedrooms, this property is perfect for families seeking space and tranquillity.

As you enter, you are greeted by three inviting reception rooms, each brimming with original features that reflect the character of this remarkable home. These versatile spaces provide ample room for relaxation, entertaining, or family gatherings, making it an ideal setting for creating cherished memories.

The property boasts three well-appointed bathrooms, ensuring convenience for all family members and guests. The expansive rear gardens, set within a plot of approximately 2.5 acres, present a wonderful opportunity for outdoor enthusiasts and gardeners alike. The potential for landscaping or simply enjoying the serene surroundings is boundless.

For those with multiple vehicles, the property offers parking for up to five cars, along with a triple garage, providing both security and convenience. The peaceful village location enhances the appeal, offering a quiet retreat while still being within easy reach of local amenities.

This stunning home is a rare find, combining historical charm with modern living, making it a perfect choice for those looking to settle in a picturesque setting. Don't miss the chance to make this exceptional property your own.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! *WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Nestled on Church Street in the charming village of Brotherton, this exquisite Grade II listed Manor House presents a unique opportunity for those seeking a blend of historical elegance and modern comfort. Set within approximately 2.5 acres of beautifully landscaped grounds, this detached residence boasts an expansive wrap-around garden, providing a picturesque and private setting for relaxation and outdoor activities.

The property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four generously sized double bedrooms, there is ample space for family living or hosting visitors. The three well-appointed bathrooms ensure convenience and comfort for all occupants.

The property offers parking for multiple vehicles, along with a triple garage, making it ideal for families or individuals with a passion for cars. The combination of historical charm and modern amenities makes this Manor House a truly remarkable find.

Whether you are looking to create lasting memories in a stunning family home or seeking a peaceful retreat, this property is sure to impress. With its rich history and expansive grounds, it is a rare gem in the heart of Brotherton. Do not miss the chance to make this enchanting residence your own.

GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a red wooden door with single glazed window above which leads into:

ENTRANCE HALLWAY

7'11" x 10'9"



High ceiling, central heating radiator, an arched window to the rear elevation, stairs which lead up to the first floor accommodation, stairs which lead down to further ground floor accommodation and internal doors which lead into;

RECEPTION ROOM

19'0" x 18'9"

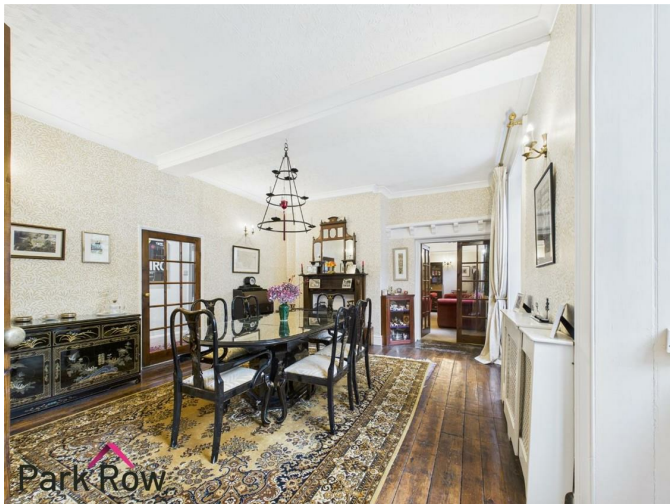


A dual-aspect room with a glazed panel sash window to the front elevation and glazed panel French doors with further panel glass window above to the side elevation, cast iron living flame gas fireplace with a carved stone surround and slate hearth, a central heating radiators, which leads into;

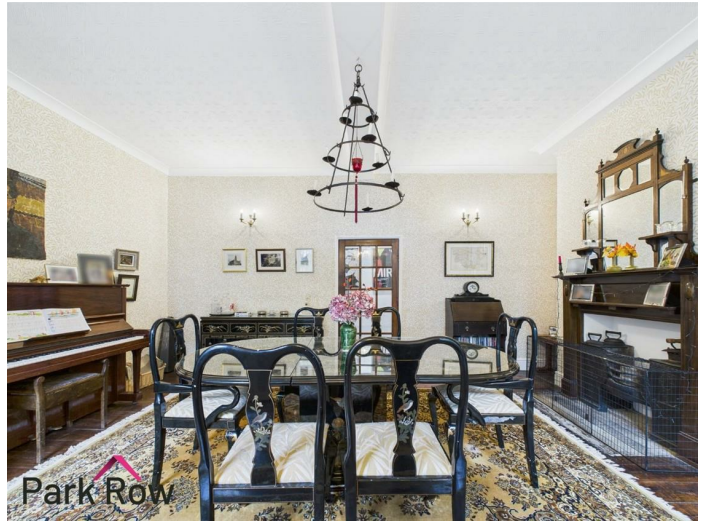




DINING ROOM
19'0" x 14'6"



Two glazed panel sash windows to the front elevation, a cast iron fire place with wooden surround, a central heating radiator, an internal glass panel door which leads into the internal hallway and double internal glass panel doors which leads into;



LIVING ROOM
17'3" x 18'2"



A glazed panel sash window to the front elevation, an external wooden door which leads to the front elevation, a central heating radiator. log burning cast iron fireplace with a brick surround and stone hearth, which leads into;



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KITCHEN / DINING 11'5" x 15'4"



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A double-glazed panel window to the rear elevation, an internal door which leads to the laundry room, a central heating radiator, which leads into;

KITCHEN 11'10" x 9'0"



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Double glazed panel window to the rear elevation, wall and base units in a wooden shaker style finish, roll edge worktops, tiled splashback, stainless steel drainer sink with chrome mixer tap over, Falcon range cooker with extractor over and tiled splashback, space and plumbing for a dishwasher, tiled flooring



LAUNDRY ROOM
6'0" x 13'11"



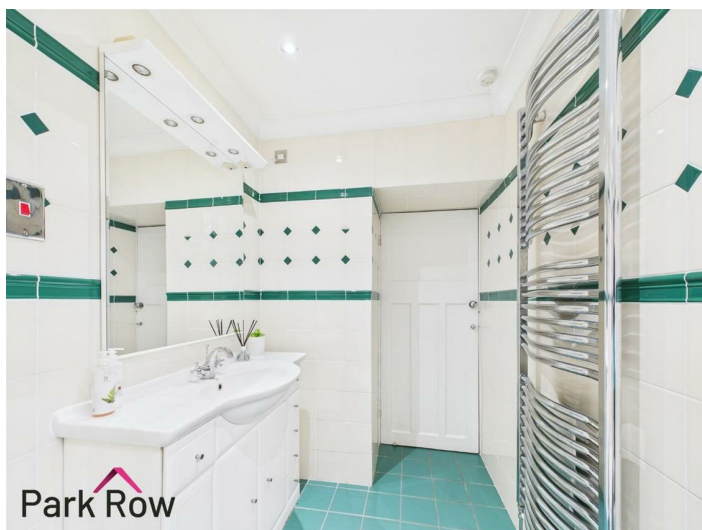
BATHROOM
5'2" x 8'8.5"



Space and plumbing for a washing machine and dryer, storage cupboards and external glass panel door with further panel window above which leads to the rear garden.



An obscure glazed panel window to the rear elevation, a white suite comprising: close coupled w/c, vanity unit with a handbasin within, chrome taps over, an corner shower cubicle with an electric shower over, fully tiled to walls and floor.

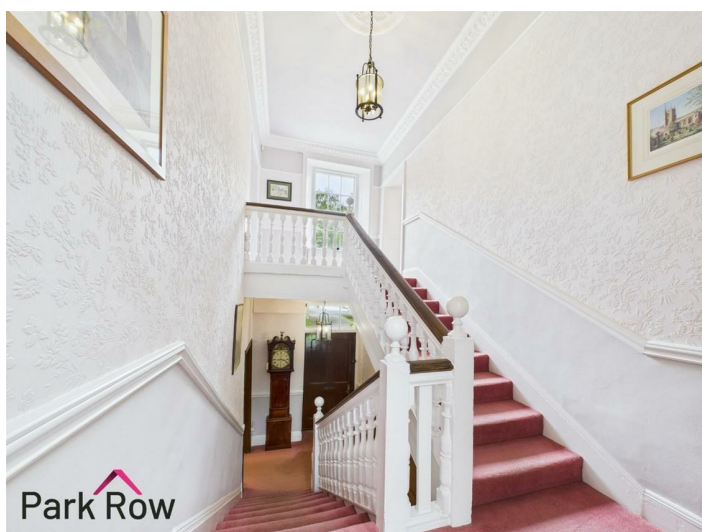


BEDROOM ONE
19'2" x 12'4"



BEDROOM ONE
19'2" x 12'4"

A dual aspect room with glazed panel sash windows to the front and side elevation, two central heating radiators, fitted corner wardrobes and an internal door which leads into;



BEDROOM ONE
19'2" x 12'4"



EN SUITE BATHROOM
9'9" x 6'1"

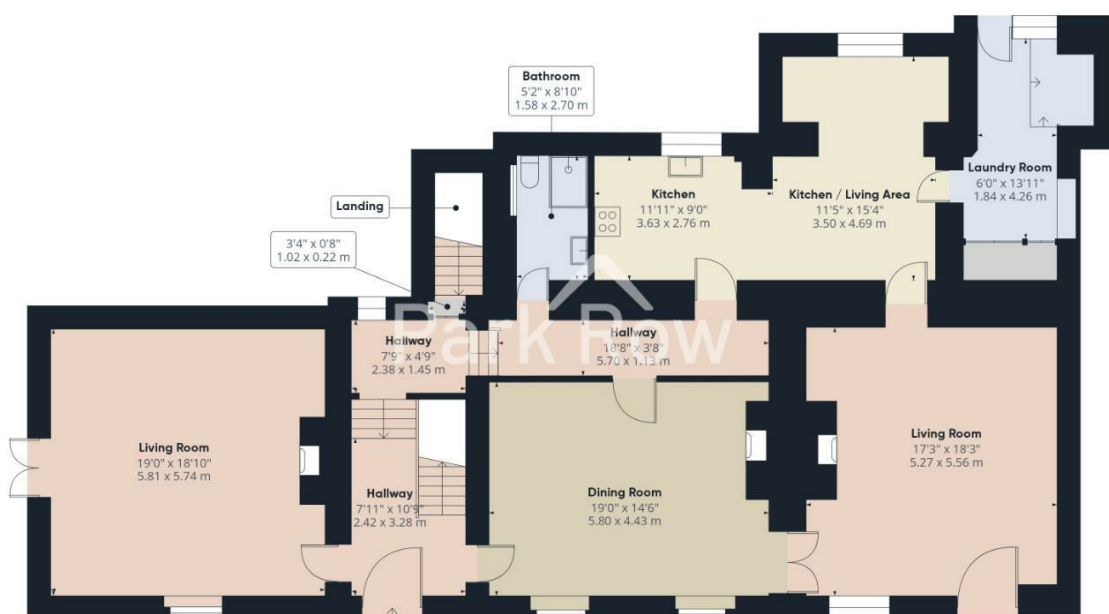


Includes a white suite comprising; a close coupled w/c, vanity unit with his and hers handbasins with chrome taps over, a fully tiled mains shower with a glass shower screen, a decorative chrome towel rail, with overhead spotlights,

BEDROOM TWO
19'1" x 18'9"



Two glazed panel sash windows to the front elevation, a central heating radiator and fitted wardrobes.



Approximate total area^m
1618 ft²
150.3 m²

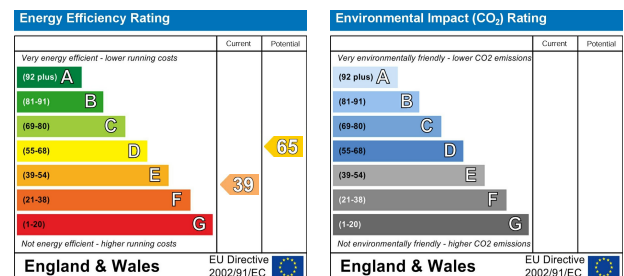
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0 Building 1





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