



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

Valley View, Carr Lane
Middlestown, Wakefield



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Offers In Region Of £1,500,000

EXTENDED, RENOVATED AND RESIDING IN GROUNDS OF APPROX. 2 ACRES, VALLEY VIEW IS EXACTLY AS IT IS DESCRIBED, WITH WONDERFUL VIEWS AND ENJOYING EXTENSIVELY LANDSCAPED GROUNDS WITH A RANGE OF LEISURE OUTBUILDINGS INCLUDING A SWIMMING POOL AND GYMNASIUM AND A PADDOCK. ALL SET BEHIND SECURED GATED PARKING WITH 5 BEDROOMS.

Valley View is in a little know semi-rural setting, positioned behind security gates, affording assured privacy and offering fabulous landscaped gardens.

The property has been extended and professionally rendered to provide an architecturally attractive family home. The overall design connects perfectly with the gardens, with bi-fold doors and windows devised to frame the landscape, the home has a stunning outlook and all required needs for a family home.

Internally, the property benefits from a high specification family kitchen. With low level Quartz breakfast bar, existing out to the newly established large patio, the kitchen is fitted with smart appliances from NEFF which allows you to preheat and adjust oven cooking temperatures, set a timer, receive real-time alerts on oven temperatures and turn the oven off, all from your smart phone. There is an induction hob with downdraft extractor, square sink with insinkerator, coffee machine, microwave oven, fridge and separate freezer, wine cooler, instant hot tap and built in pantry.



The kitchen opens up to one of the reception areas with original fireplace, a lovely area to snuggle down on an evening. Added to this is another two reception rooms, the gorgeous snug with dual aspect bespoke glazing and red brick feature fireplace with multi fuel stove and the formal sitting room with ambient cove ceiling lighting, stunning large picture windows and 3 sided contemporary gas fire. In keeping with the smart home appliances, both electric blinds and the sitting room fireplace are controlled via a Somfy app, this allows the ability to have the room toasty warm before arriving home on a winters day.

Quality Amtico flooring guarantees a modern quality to the home, flowing throughout the entrance hall, sitting room and family kitchen with the ground floor further benefiting from a double bedroom with shower room and storage and a large utility room to the opposing side. To the first floor there are 4 bedrooms, 3 with ensuite facilities and the fourth bedroom having use of the house bathroom. The master suite with dressing area and a range of fitted furniture is particularly spectacular, as the views are postcard perfect through the bespoke glazing. With stripped back elegance throughout and modern finishing's, this family home is the epitome of contemporary flair with outdoor living integrated to form part of this large home, fulfilling the requirements of today's current families.

EXTERIOR

Immediately upon arrival, you are greeted by high quality security gates that open to bring you into the driveway and double garage.

The grounds which are approx. approaching just over 2 acres have been landscaped with considered direction so that the gardens produce exterior structures that work in harmony with the foliage, line of sight from the main house and overall views.

Exiting from the house is a new stone terrace with elevated view point and sunken seated area to escape the elements so that the benefits of a fire pit can be enjoyed. Steps lead down to the manicured lawn and grounds which has a range of outbuildings which are sure to be admired.

With a covered endless pool which has fabulous health benefits and is also economical to run, you have the ability to swim all year round. The complex also includes an area for gym equipment and shower and w.c. With WiFi and built in sonas speakers, the leisure suite is fitted with composite decking with glass balustrading.

The garden has a complete social area which allows you to socialise with guests, away from the main house and the freedom to entertain loudly as the gardens are vast and peppered with established trees.

With an outside bar with security shutters, you can enjoy fitted pumps and it is equipped with a sink and dishwasher so no need to take everything back to the main house.

There is also a Scandinavian BBQ hut, seated area and garden entertainment suite with multi fuel stove, toilet facilities, fridge, dishwasher and obvious potential to utilise as a guest bedroom. Also fitted with composite decking overlooking the paddock, this building is a great asset for those considering multi generational living.

Further strong points include a zip wire, stables, out door shower with decking suitable for a hot tub, Wendy house and play fort and yard box for quad bikes etc.

If you are interested in having a small holding, there is water piped down to the paddock for ease of animal care or for those looking to utilise in other ways, the Vendors had considered creating a small golf course.

The property benefits from CCTV which is hard wired throughout the grounds.



LOCATION

Within easy reach of well regarded schooling, Queen Elizabeth Grammar School, Silcoates School and King James Academy are within the surrounding area with Wakefield and the M1 reached in 5 miles. Huddersfield is 9.2 miles. Carr Lane offers an escape from the hustle and bustle of busy town life, instantly producing an aura of calm appreciated as soon as you enter the boundaries but within a short drive, local town amenities are just at your finger tips. A favoured equestrian destination given the many bridle ways and local walks, Middlestown appreciates the village amenities which includes a well regarded medical centre, the Seed Room coffee shop and bistro positioned in a popular garden centre. The Little Bull is an independent free house, family run business which prides itself on character, entertainment and a range of choices with the finest ales.

Local schooling is located at Middlestown Primary Academy or Horbury Primary Academy, both well regarded educational facilities appreciated by the local community. Horbury which is steeped in the industrial wool and cloth history is a fabulous town with all required amenities and lies close to the Calder and Hebble canal.

WHAT3WORDS

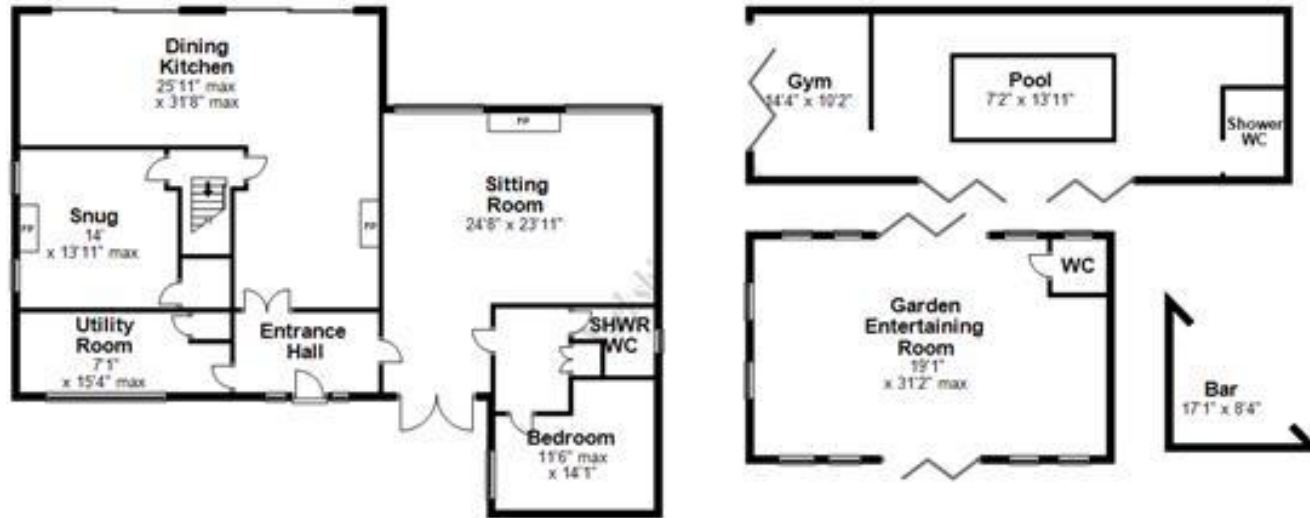
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AGENT NOTES

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.
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Ground Floor
Approx. 212,000 sq. ft.



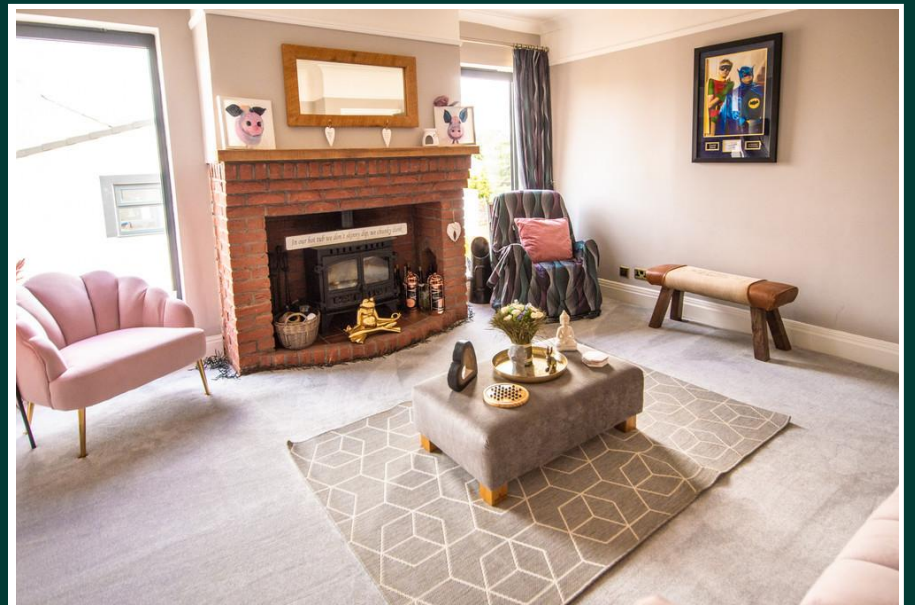
First Floor
Approx. 122,000 sq. ft.



Total area: approx. 4455 sq. feet

Shown for information purposes only. Measurements of each room, overall floor area and square footage are approximate only. The actual square footage may vary slightly from the information shown. For more information, please contact the agent.

Valley View, 19 Carr Lane, Middletown, Wakefield



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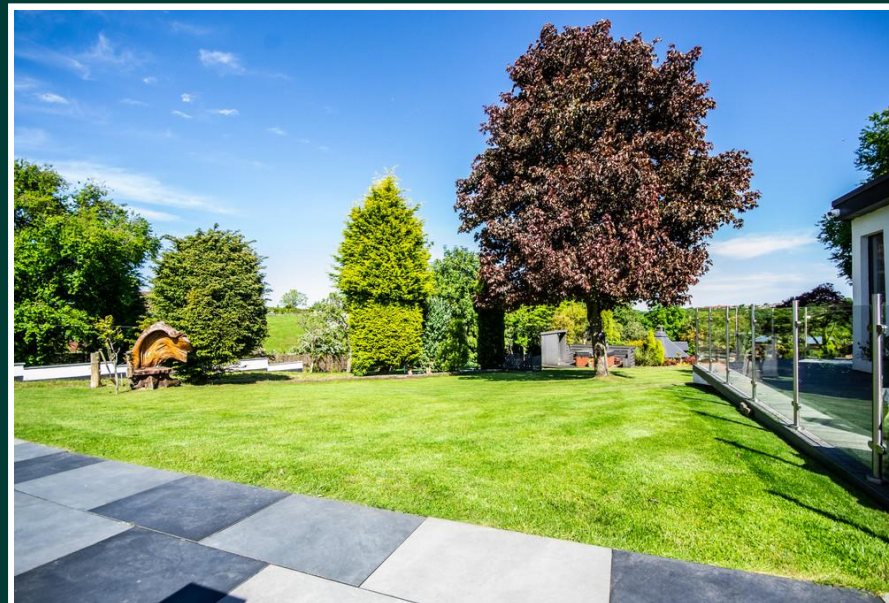




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