



Yorkshire's  
**Finest**

*A Collection of Yorkshire's Finest Homes*

Coachgates  
Flockton, Wakefield



## Coachgates

Flockton, Wakefield

Guide Price £2,500,000

HAVING UNDERGONE AN EXPANSIVE REDEVELOPMENT PROGRAM OF EXTENSION AND RENOVATION SINCE PURCHASED COSTING APPROX. £4.3M AND BEING COMPLETED IN 2020, COACHGATES NOW OFFERS THE FORTUNATE BUYER A SALUBRIOUS PROPERTY APPROXIMATELY 9500 SQ. FT WITH 4 ACRES OF LAND LOCATED IN FLOCKTON, A SEMI-RURAL AREA EQUIDISTANT BETWEEN HUDDERSFIELD AND WAKEFIELD.

Having been skilfully and thoughtfully designed to offer the fortunate buyer a future proof and comfortable family home, some of the amazing features of this home include; a Car Showroom, Swimming pool, Cinema Room, Crestron home automation system, and a magnificent Kitchen designed by KC design. The property is accessed via a secure electric gate controlled via the Crestron home automation system with camera and remote opening, there is ample parking to the side, rear and front elevation of the property and the Car showroom which has access via the Lutron controlled electric glass bi folding doors. The Car showroom also features Air source climate control heating, Barrisol ceiling, Speaker system, Porcelanosa tiled flooring and a two car underground lift. Upon entering the property through the main door there is ample shoe and coat storage, Alarm keypad, Crestron control panel, Porcelanosa tiled hallway with staircase rising to the first floor, convenient WC with Bagno designed sanitary ware, Bespoke fitted cupboard, ceiling speakers, LED lighting and Stucco & Stucco polished plaster feature wall.



As a real heart of the home the Kitchen Dining room has been bespoke designed by KC design with a 4 meter Kitchen island, integrated Miele appliances including; full size wine cooler, integrated fridge freezer, 2 x Dishwashers, 2x Ovens, Microwave, Steamer and Proving draw as well as LED lighting, Lutron controlled blinds, Porcelanosa tiled flooring, Quooker hot and cold filter tap, another Stucco & Stucco polished plaster feature wall and Wall mounted LED television. There are also ceiling mounted speakers and from the Kitchen area the Snug to the rear elevation of the property has a triple glazed door to the terrace, Sound bar and Sub-woofer, Porcelanosa tiling and LED lighting. Access to the Spa/ Swimming pool is via the spa link corridor with LED lighting. Upon entering the Spa this impressive extension would not look out of place in some of the world's most luxurious Hotels and features Barrisol ceiling, Bespoke bar with bottle fridge, Quooker tap and Sink, changing room with two shower cubicles and toilets, Dance studio/ Gym area with LED lighting that can be synced to your music, Lutron controlled blinds, Sauna, Stainless steel pool with a maximum depth of 2 metres and approximate length of 15 meters, and spa pool. The pool is cleaned using an Ultraviolet pool sanitizing system. A separate annexe can be accessed externally or from within the main house and has a pleasant fitted Kitchen, Lounge/ Dining room and spacious Bedroom with fitted furniture and its own ensuite facilities comprising a Shower cubicle, wash basin, toilet and underfloor heating. The Annexe benefits from underfloor heating, bi folding doors leading to the rear elevation, Alarm system and LED lighting throughout.

The main lounge has a bespoke fitted unit housing the Quad arm remote wall mounted TV, Lutron controlled blinds, integrated speaker system, LED lighting, and Porcelanosa tiled flooring. Opening up into the car showroom this room could be isolated off with some double doors or left open to admire your car collection from your lounge.

Above the Car show room is the Cinema bar and Cinema room. The Cinema room has left no stone unturned and features a Dolby Atmos sound system, Cinema seating with electric operation and individual day bed, projector and projector screen with the ability to play or stream TV and Movies as well as music. The Cinema bar has various bottle fridges, mounted speakers, and fitted bar. From the first floor landing there is a further Stucco & Stucco polished wall and Alarm keypad plus a further Crestron control panel. From the first floor there are four generous double bedrooms with their own ensuite facilities all with underfloor heating, digital shower controls, heated towel rails, and a mix of shower and bath facilities. From the second floor the Master bedroom suite is an impressive addition to the original property and has bespoke fitted furniture with soft close and open, Bi fold balcony doors, ceiling mounted speakers, remote ceiling mounted LED television, LED lighting, climate control and a further wall mounted Television. The master ensuite has Bagno designed sanitary ware, free standing bath and separate shower cubicle, Laufen fitted units and wash basin, tiled flooring and underfloor heating.

The property is fully triple glazed and has Underfloor heating throughout the property. Heating and electricity is generated via a sophisticated ground source heating system along with 29KW Solar array and air source heating. The property we are advised pays back to the current owner somewhere in the region of £1000 per month in income due to the energy system in place. Externally to the rear elevation of the property stretches approximately 4 acres of lawned garden with various paved terraces, gravel areas for parking and a waterfall water feature outside the swimming pool area. As an addition there are also outdoor speakers and all weather television installed for outside entertaining in the summer months.

The monitored alarm system includes 16 CCTV cameras with external day/ night vandal resistant dome cameras. All cameras feed into the Crestron home automation systems so can be viewed internally via a control panel or remotely via your mobile or tablet. Installed is also a perimeter security system with 12 sensor early warning system programmable to trigger lighting, email alerts and TV.

#### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



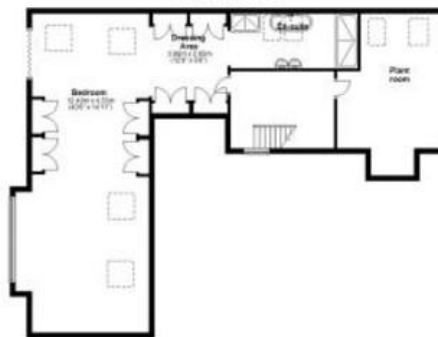
Ground Floor  
Scale: 1:50 (1" = 4'-0")



First Floor  
Scale: 1:50 (1" = 4'-0")



Second Floor  
Scale: 1:50 (1" = 4'-0")

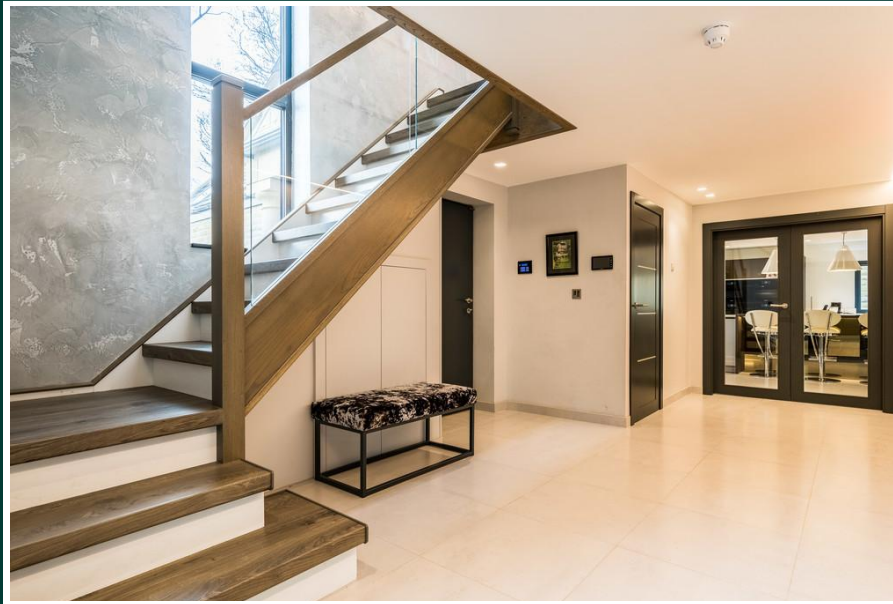


Total area approx. 862.3 sq metres (25310 sq feet)  
Illustrated for information purposes only - NOT TO SCALE  
 For more information please contact us





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



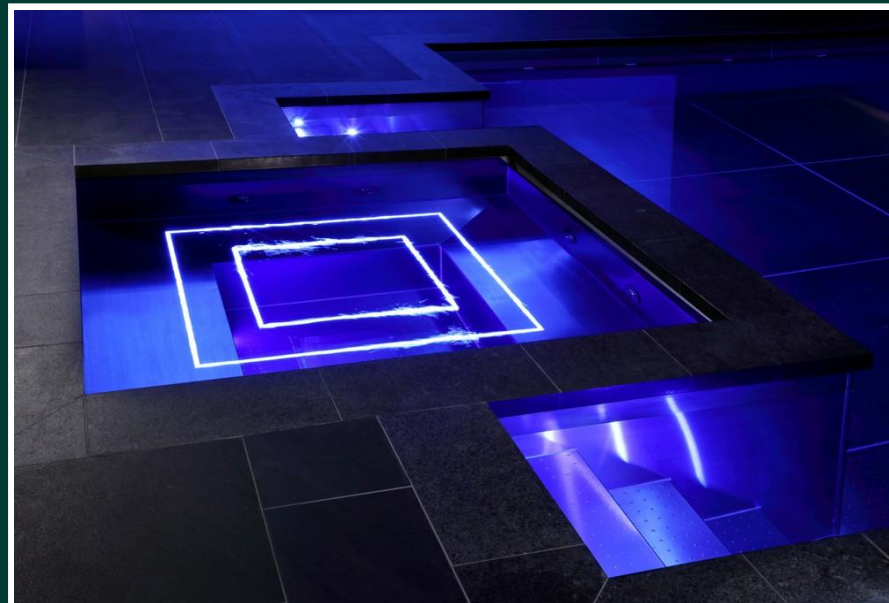
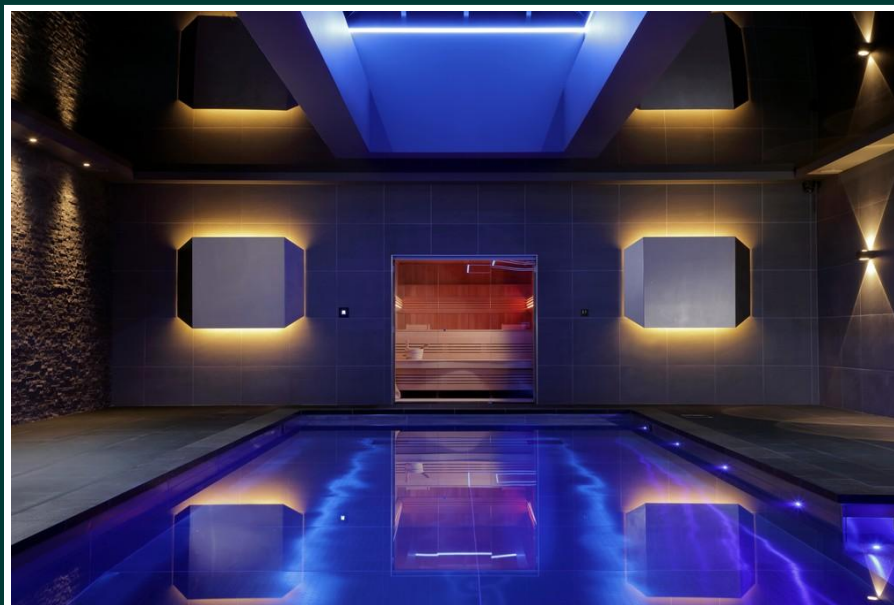
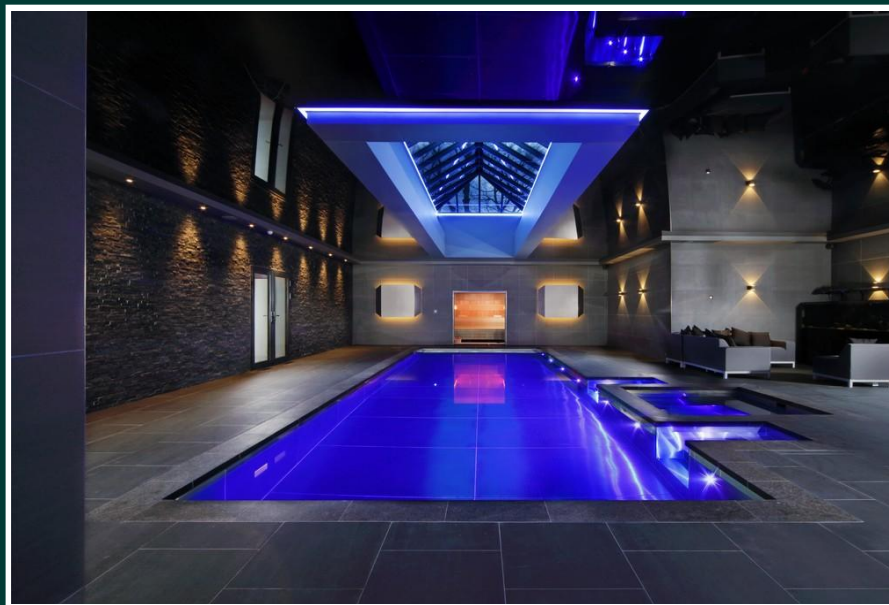
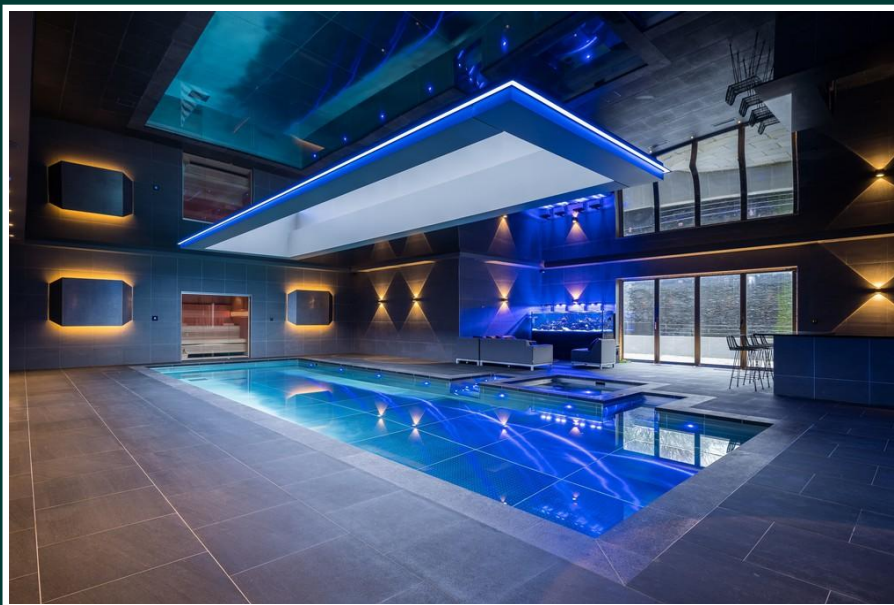


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



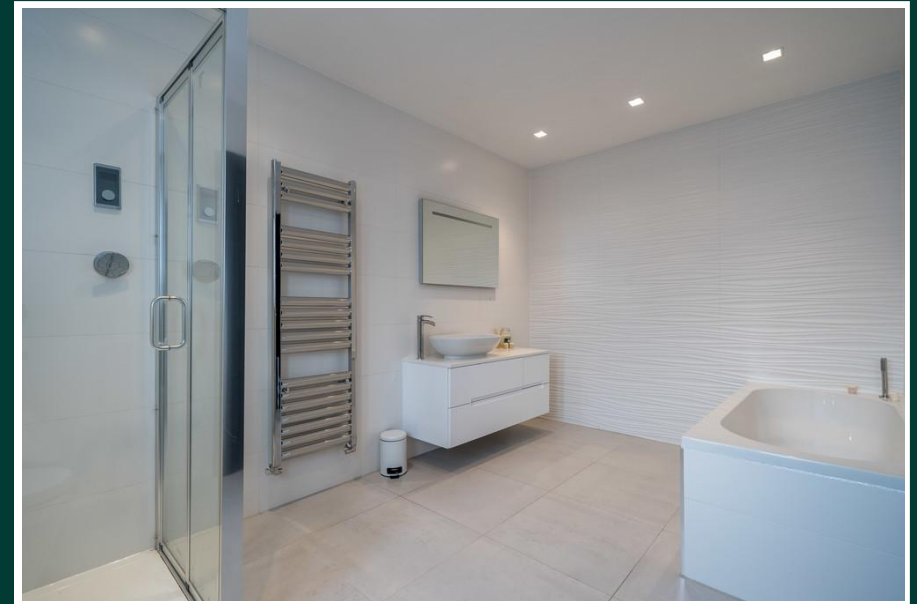
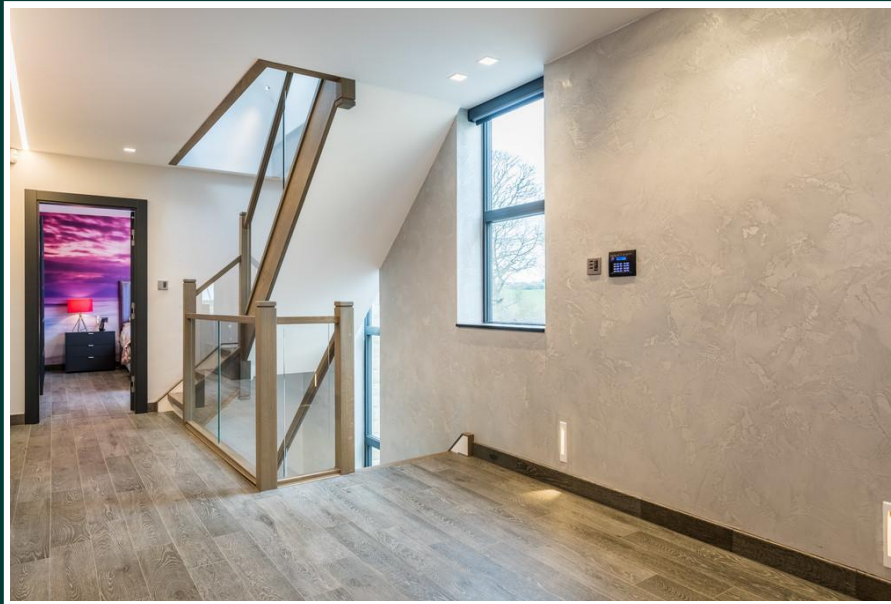


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



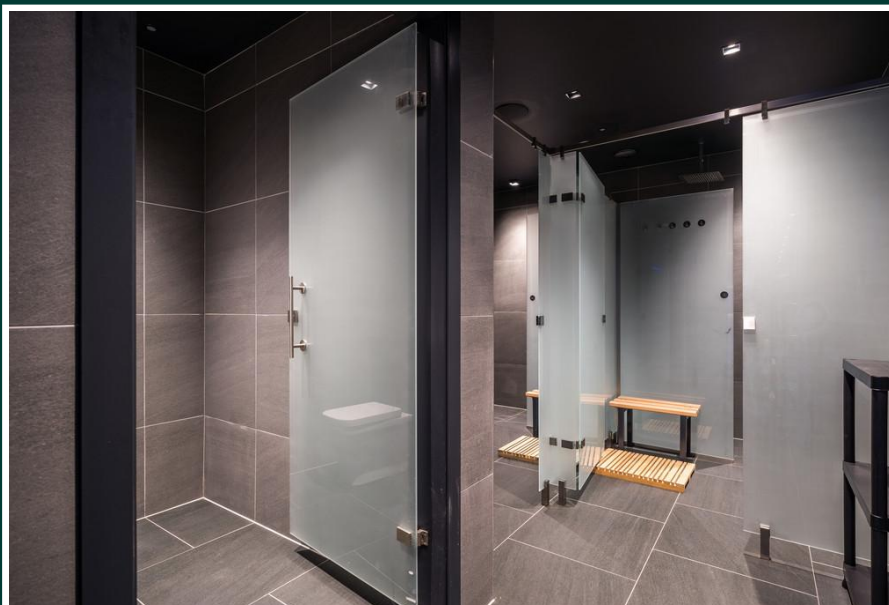


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)