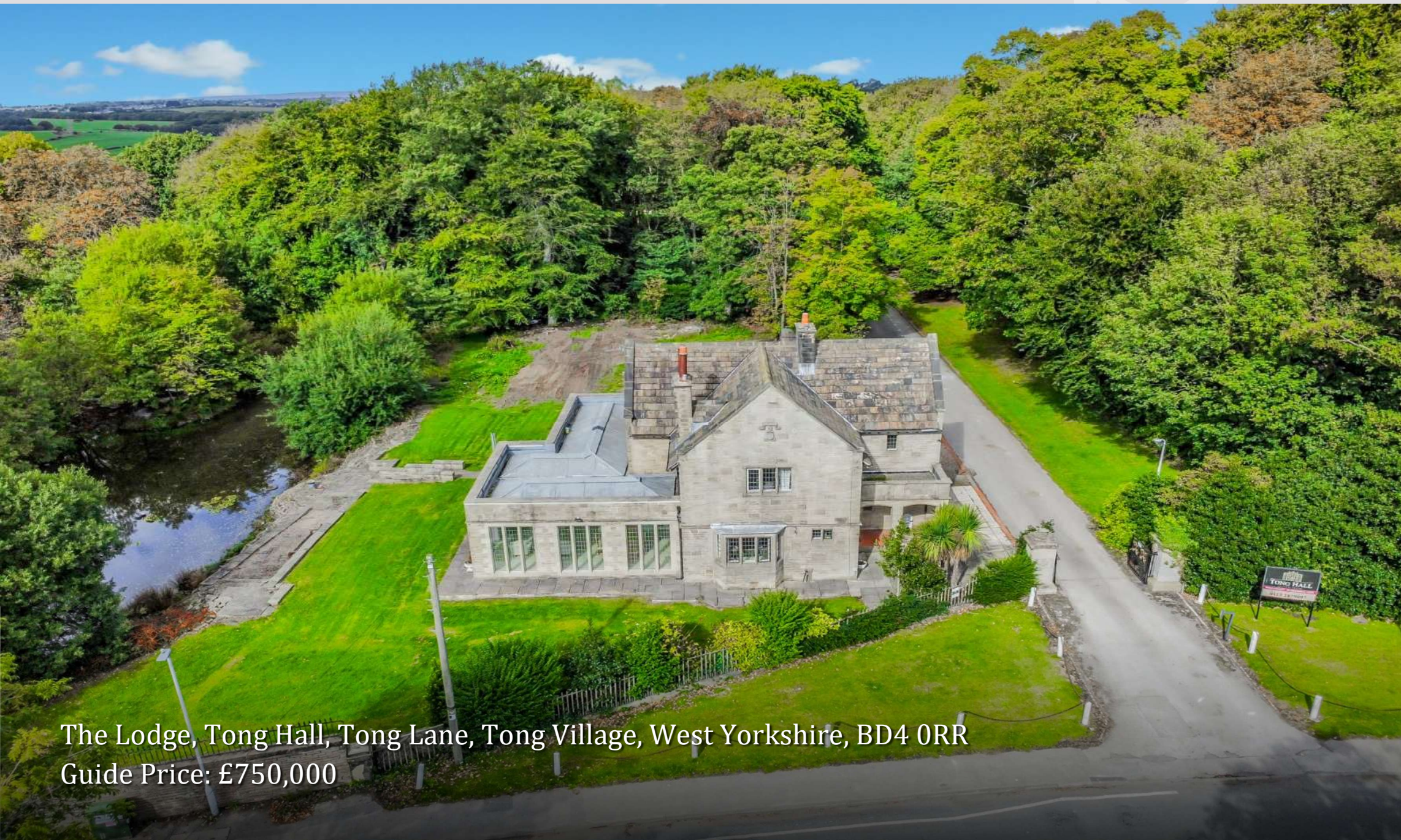




The Lodge, Tong Hall, Tong Lane, Tong Village, West Yorkshire, BD4 0RR
Guide Price: £750,000

The Lodge – An Exquisite Period Residence in the Heart of Tong Village

Signature Homes by Robert Watts offer for sale a rare opportunity to acquire one of Tong Village's most distinguished homes. The Lodge, is an impressive period style detached residence, built in 1902 by Tristram Tempest, 4th Baronet of Tong, as part of the historic Tong Hall estate and blends Edwardian grandeur with refined modern living.

Constructed from traditional stone with elegant leaded mullioned windows, The Lodge occupies an approx. 1.21 acre plot, offering a true sense of exclusivity, with formal gardens, a charming private woodland, and even its own tranquil pond.

Internally, the home has been thoughtfully enhanced to preserve its heritage whilst introducing contemporary comfort. Of particular note is the stunning Orangery extension, added in 2002, which overlooks the pond and gardens. floods the interior with natural light and creates an exquisite space for entertaining and family gatherings. An annex was also built at the same time that can be a self contained 1 bedroomed living space or for office/working space.



Front Entrance Porch

Hallway

Downstairs WC Tiled walls.

Library/Sitting Room 15'11" x 11' (4.85m x 3.35m)
Furnished with bespoke full height cupboards and shelving to 2 walls. Fireplace with gas fire.

Lounge 15'11" x 14' approx (4.85m x 4.27m approx)
Dual aspect light and airy room with bay window.

Orangery 24' (7.32) x 20' (6.1) narrowing to 11' (3.35)
Impressive wrap around Orangery that was built and added in 2002 and provides a lovely welcoming room that has also been used as a formal dining room and takes advantage of the views of the grounds, garden and pond via multiple full height mullioned windows, which floods the interior with natural light and creates an exquisite space for entertaining and family gatherings.

Rear Entrance Lobby







Breakfast Kitchen 14' x 11' (4.27m x 3.35m)
Well equipped Kitchen with range of units and integrated oven and hob. Tiled flooring

Landing

Master Bedroom 14' x 13' (4.27m x 3.96m)
Dual aspect double bedroom with fitted wardrobes.

En Suite Bathroom White bathroom suite

Bedroom 2 13' x 10' (3.96m x 3.05m)
Fitted wardrobes

En Suite Shower Room Corner shower cubicle.

Bedroom 3 14' x 11' (4.27m x 3.35m)

Annex The Annex was added at the same time as the Orangery extension and offers versatile accommodation. Can be a 1 bedroomed self contained annex with living room and kitchenette or for an separate office/working space.

Living Room / Office 11' x 11' (3.35m x 3.35m)

Kitchenette

Bedroom 8' x 6' (2.44m x 1.83m)

Shower Room/W.C

Outside Access from Tong Lane, adjacent to St James Church and through the gates for Tong Hall, The Lodge is immediately on the left hand side. The property occupies an overall plot size of approximately 1.21 acre with beautiful formal gardens, private woodland, ample parking and even its own pond.

Architectural & Historic Interest We are informed by our client that the property is not listed. However it does fall within the Tong conservation area of which Tong Hall is Grade 1 listed. Potential buyers are advised to seek legal advice from a solicitor before proceeding to ascertain a full explanation.

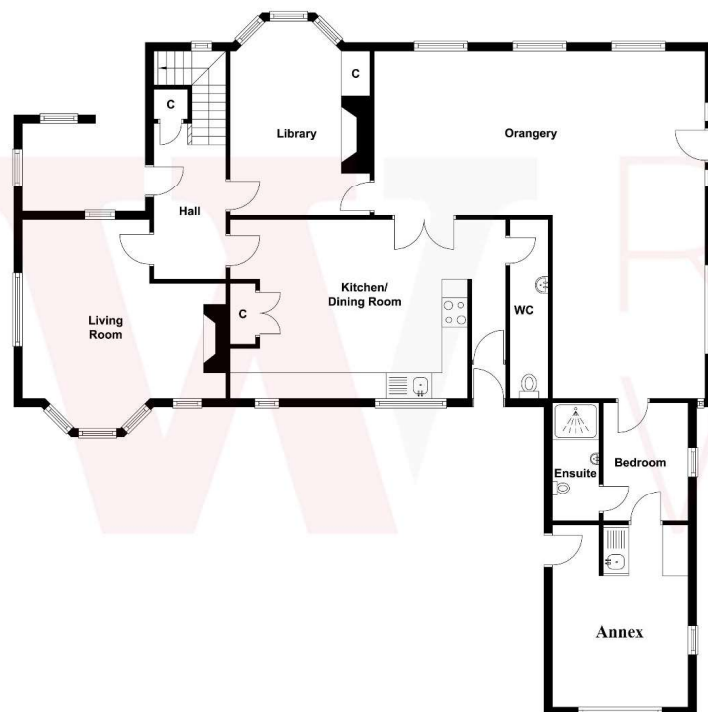
Please note If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



Ground Floor



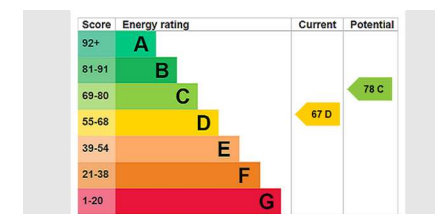
First Floor



AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



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