



The Stables, 40 Knowles Lane, Gomersal, West Yorkshire, BD19 4LE  
Asking Price: £645,000



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Gomersal, West Yorkshire, BD19  
4LE

**4 BEDROOMS + SELF CONTAINED ANNEX:**  
Signature Homes by Robert Watts offer for sale, "The Stables " a stunning Extended Detached Barn Conversion with undoubted appeal and offering the "wow" factor. The delightful Barn provides spacious family sized 4 Bedroom accommodation, together with a lovely self contained annex, with own external access. The beautiful property retains abundance of charm /character, yet provides modern contemporary living, with quality fixture and fittings throughout.

Situated in the one of the most sought after parts of Gomersal and within walking distance to both BBG Academy & Gomersal Primary School.



**Family Room/Dining Room 18'7" x 13'7" (5.66m x 4.14m)**

Having been added to the house in 2004, to create a beautiful contemporary 'Family Room', which is also used as a Dining Room. Bi-Folding doors lead to the garden. Four Velux windows to vaulted ceiling.

**Breakfast Kitchen 15'7" x 13'5" (4.75m x 4.1m)**

Access via Arched 'barn style' entrance door/window. Splendid fitted kitchen with a well equipped range of base and wall units, incorporating Granite worktops and central island/breakfast bar. Range cooker. Splashback tiled walls and Welsh slate flooring.



**Rear Entrance Hallway** Welsh slate flooring. Part open staircase leading to the First Floor. Useful under stair storage.

**Downstairs W.C.** White suite with Welsh slate flooring. Part tiled walls.

**Lounge 19'7" x 17'6" (5.97m x 5.33m)**

Full height feature brick fireplace with 'Stove' effect Living Flame gas fire. Exposed beamed ceiling. Underfloor heating.











**Utility Room 16'3" x 4'3" (4.95m x 1.3m)**  
Range of wall and base units. Plumbing for automatic washer. Slate flooring. Part tiled walls. Leading to larger than average INTEGRAL GARAGE.

### Landing

**Master Bedroom 17'7" x 20' max (5.36m x 6.1m max)**  
**Superb Master Bedroom with feature brick fireplace and exposed stone wall and beamed ceiling. Open to;-**

### Dressing Room

**En-Suite Shower Room/W.C.** White suite with shower cubicle with rainfall shower head. Vertical radiator.

**Double Bedroom 2 14'8" x 11'9" (4.47m x 3.58m)**  
Valued beamed ceiling.

**Bedroom 3 17' (5.18) x 16'10" (5.13) approx. measurement**  
Irregular shaped room with built in computer workstation. Open stairs to the Mezzanine area.

**Mezzanine Games/Study Area** Ideal for "teenagers" with Velux window, TV point and broadband connection, was previously used as an office.

**Bedroom 4 13'8" x 7'1" (4.17m x 2.16m)**  
Part exposed stone wall. Built in wardrobe. Spotlighting to ceiling.

**Family Bathroom/W.C 7' x 11'9" (2.13m x 3.58m)**  
Delightful, modern white bathroom suite, with "Roll Top" bath, oversize glass shower cubicle having walk in shower with rainfall shower head, vanity sink unit. Porcelain tiled flooring and part tiled walls. Vertical radiator and underfloor heating.

**Annex** Was previously the integral garage, but converted in 2018 to create and provide a self contained annex/living space. With own external access.

**Living Room/Kitchen 18'7" x 12'8" (5.66m x 3.86m)**

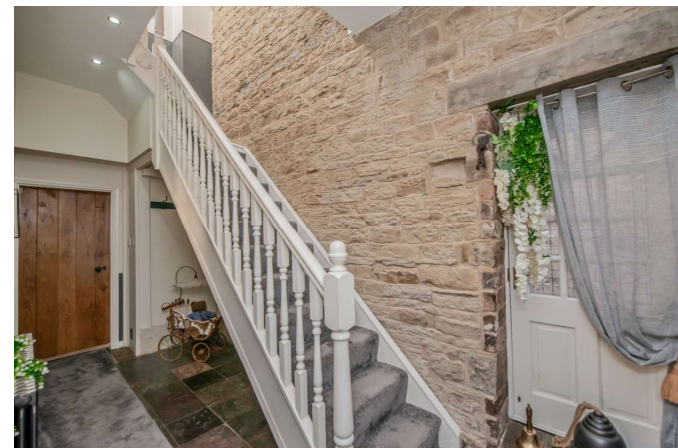
Range of kitchen units, worktops and sink unit. Built in oven, hob and extractor. 2 "period" style radiators.

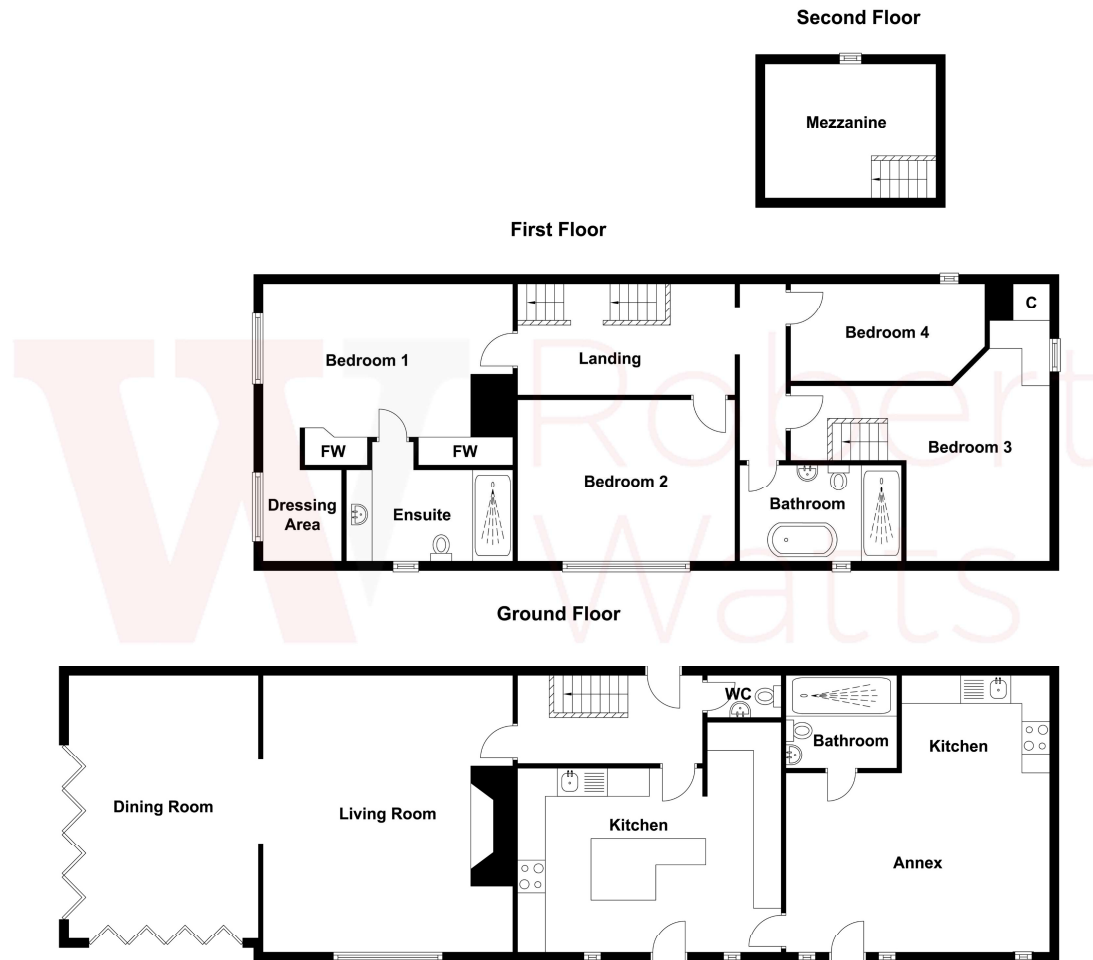
**Shower Room/W.C** White suite with corner shower cubicle. Heated towel rail.

**Outside** Access to the "The Stables" is via wrought iron, electric gates, leading to private Courtyard/Driveway. The property has a pleasant Decking Terrace, together with additional patio terrace.

**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

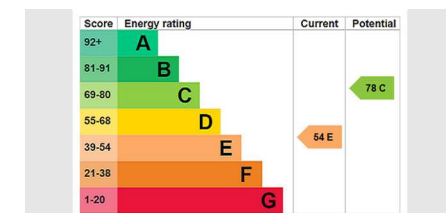




**AGENTS NOTES:**

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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**Robert Watts**