



Wheatsheaf Farm, 412 Whitechapel Road, Scholes, Cleckheaton, BD19 6HH

Wheatsheaf Farm is an appealing eighteenth century property, built around 1750, with period features created from two separate cottages when the house was restructured in the 1980s, along with adjacent barns. The property stands on the bend leading out of the popular village of Scholes, in the heart of the Conservation Area, and close to the village green. The rural nature of Scholes village is still maintained today, with working farms and a busy livery stables, with young riders out in the evenings and at weekends throughout the year, and the regular sight of the farm's attractive carriages trotting out on summer evenings. It has been well-maintained and upgraded by the current owners and would suit a busy professional household. The house comprises a large kitchen, dining room, reception room and a multipurpose room which can be used as an office, gym or ground floor bedroom. There are four bedrooms on the first floor and attic area and a spacious bathroom with a four-piece suite. There is an easy to maintain garden area which can accommodate three cars with a patio at the rear and delightful garden area at the front of the house. The drive has a five bar gate and there is a garage. This property provides excellent access to the motorways (M62 and A1M/M1) and transportation links, making it ideal for commuters. This notable property is full of charm with unique features which fully enhance its character. It remains warm during the winter months and cool in the summer. Sold with no chain.

EPC D.

Asking Price £400,000

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DINING ROOM 18'1" (5.5) x 13'9" (4.2) max (irregular shape)

The dining room has a beautiful reclaimed oak hardwood floor (recently laid) coordinating with oak beams and an open staircase. There is a farmhouse style wall between the kitchen and the dining room and semi open-plan access between these rooms, perfect for entertaining. A door to the front of the house is situated in this room.

LIVING ROOM 18'1" (5.5) x 14'5" (4.4) max (irregular shaped room)

This very comfortable room has an impressive inglenook stone fireplace surrounded with exposed stonework. There is a multifuel stove in addition to the central heating radiator. There is a window to the front of the property.

DINING KITCHEN 18'1" x 14'5" max (5.5m x 4.4m max)

Large farmhouse-style kitchen with wall and base units (granite effect work surfaces) large display cabinet and inset ceramic Belfast style sink with tiled splashbacks. Integrated appliances are included: dishwasher, washing machine, together with a fridge-freezer. There is a Belling range cooker with a seven piece gas hob and electric ovens and an overhead extractor in the chimney breast. The floor is tiled throughout. There are windows to three sides providing excellent access to natural light and the door to the side garden.

STUDY/BEDROOM FIVE 14'5" x 12'2" max (4.4m x 3.7m max)

This room is spacious with fitted wall-to-ceiling storage cabinets, one of which houses the central heating boiler. There is an original exposed fireplace, laminate flooring, a window to the side and an external door. There is currently a cat run attached to this room.

CELLAR Below the living room, there is a useful, well-lit cellar with vaulted ceiling and multiple alcoves. This offers excellent storage for gardening tools, additional freezers or even as a cool wine cellar.

FIRST FLOOR LANDING This elegant landing provides access to the accommodation on the first floor via the open staircase. There are original exposed beams, a very attractive window nook and loft hatch.

BEDROOM ONE 15'9" x 12'6" max (4.8m x 3.8m max)

This double bedroom has a beautiful deep window sill opening onto to the front of the house. There is a large fitted wardrobe and exposed beam.

BEDROOM TWO 15'1" x 9'2" max (4.6m x 2.8m max)

This attractive double bedroom, also with deep window sill, features a window facing the front of the house.

BEDROOM THREE 14'1" x 12'2" max (4.3m x 3.7m max)

This double bedroom has dual aspect windows at the rear of the house making it a very bright room and sunny room.

BEDROOM FOUR 17'9" x 14'5" max (5.4m x 4.4m max)

This remarkable double bedroom features an exposed king post and a window to the front of the house. There are storage cupboards and this area would be ideal for a study bedroom or home office.

BATHROOM 11'6" x 8'6" max (3.5m x 2.6m max)

The comfortable bathroom is part-tiled with WC, walk in glass shower cubicle, bath with tiled splashbacks and hand wash basin. This room features floor to ceiling shelving and storage cupboards, tiled flooring and a deep window sill to the rear of the property.

EXTERIOR There is a low maintenance, traditional stone paved patio along the front of the property ideal for container gardening with a gravel driveway providing off road parking and leading to a courtyard at the rear. Accessed by a separate driveway, there is also a single garage perfect for additional storage with lighting and electrical points. As part of the original development of the courtyard layout for the surrounding properties, there is pedestrian access across the eastern edge of the driveway to the property at the rear.




The house is not Listed but sits within the curtilage of. Grade II Listed house. Council tax band - E.
EPC - D.

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.





Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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