



Six Bedroom Farm
House
Located in
Badsworth

Asking Price £1,500,000



The Farmhouse Royd Moor
Lane
Badsworth
Pontefract
WF9 1AZ



Hallway

A bright, airy hallway that showcases wooden flooring and exposed ceiling beams, enhancing the home's character. A glass partition adds a contemporary touch while allowing light to flow through the space. The hallway connects to the gym and offers stairs down to the cellar, upper floors and washroom.

Reception Room / Gym

16'9" x 15'3"

A versatile room that perfectly blends rustic charm with modern fitness amenities. It features exposed wooden beams overhead and a neutral-timber floor, creating a warm and inviting atmosphere. Natural light spills in through two windows, while a small yet practical fireplace adds character and cosiness to the space.

Cellar

5'11" x 12'9"

A freelance stone staircase leads down into a cool cellar room, which could be ideal for a range of uses.

WC

5'2" x 3'9"

A practical cloakroom/WC with natural light coming from a small window. It features wooden cabinetry topped with a smooth black countertop, housing a modern rectangular basin and a sleek, wall-mounted toilet. The room benefits from exposed beams, bringing warmth and charm to the space.

Living Room

12'7" x 15'5"

A large living room that combines elegance with rustic charm, featuring light wooden flooring and striking blue accent walls. The ceiling showcases exposed wooden beams, while a wood-burning stove set within a stone surround serves as a central focal point, creating a warm, inviting atmosphere. The room opens through to the garden room, offering a wonderful flow of space.

Living Room

13'3" x 11'8"

A spacious and bright garden room with dual sets of French doors opening to the garden patio, allowing plenty of natural light to flood the space. The room offers a tranquil spot for relaxation with light wooden flooring, a vaulted ceiling with exposed wooden beams, and a feature stone wall adding character to the setting.

Dining Room

14'4" x 15'12"

A formal dining room with tiled flooring and a beamed ceiling, it offers a

cosy space for entertaining. Windows on two sides ensure the room is bright and inviting, and the door leads directly into the kitchen for convenience.

Kitchen

12'1" x 21'9"

A well-appointed kitchen with natural tiled flooring with underfloor heating in both the dining room and kitchen and solid oak beamed ceiling throughout. It features wooden cabinetry with polished black granite work surfaces, under-mounted sink, and integrated appliances which include coffee machine, plate warmer and wine fridge. The space is brightened by several windows, and the kitchen flows seamlessly into the dining room, creating a lovely open-plan feel for family living and entertaining.

Bedroom

8'10" x 15'9"

A charming bedroom featuring a vaulted ceiling with exposed wooden trusses that add character and a sense of space. The room is carpeted in a soft neutral tone and benefits from natural light through a window. It provides a calm and airy retreat.

Ensuite

5'7" x 6'9"

A compact ensuite shower room with natural stone flooring, featuring a corner shower cubicle with glass door, a white basin with vanity unit, and a close-coupled toilet. A window allows natural light to brighten the space.

Landing

A carpeted landing with a patterned runner carpet and white walls, lit by a window at the top of the stairs. The space has plenty of natural light and leads to bedrooms and bathrooms on the upper floor.

Bedroom / Cinema Room

13'11" x 16'1"

Another bright bedroom with vaulted ceiling and exposed beams, carpeted in a soft neutral shade. The room offers ample space for furniture and enjoys natural light from a window, making it a welcoming sleeping area.

Bedroom

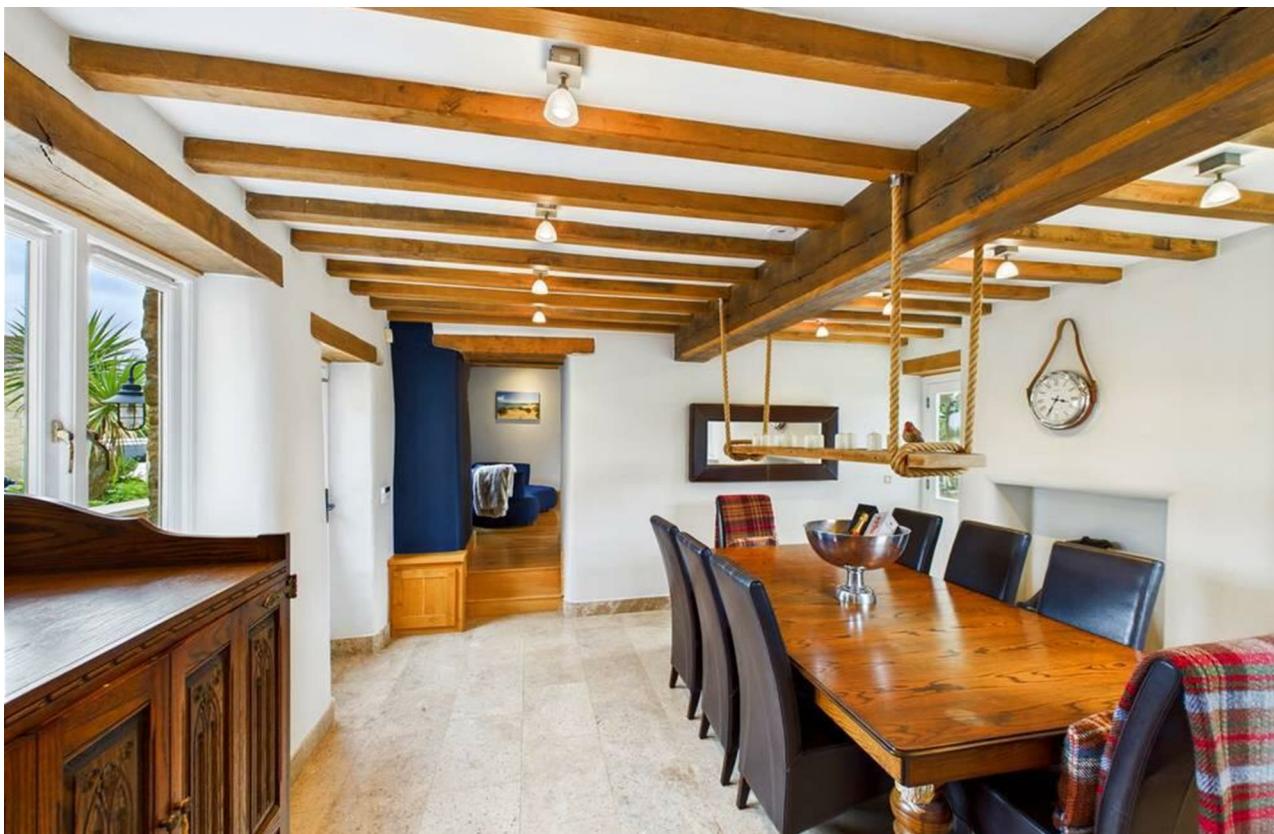
12' x 12'2"

A comfortable bedroom with exposed beams and a soft carpet. It features a window that allows natural light to fill the room, expose brick chimney with open flame fire. The room offers a cosy and serene sleeping space.

Bathroom

6'6" x 11'9"

A large bathroom with a freestanding polished chrome bath, walk-in shower with glass screen, a basin, and a toilet. The room is bright and spacious with exposed ceiling beams and natural stone flooring adding warmth and style.



Master Bedroom

15'6" x 15'3"

A generous master bedroom with a carpeted floor, beamed ceiling, and a feature stone wall with an open flamed fire. Windows on two sides brighten the room and provide views over the surrounding countryside. The room is large enough to accommodate plenty of additional furniture and a seating area.

Dressing Room

A dressing room fitted with wooden wardrobes along one wall. The room has a soft carpet and an exposed beam ceiling, offering a well-lit and practical space for clothes storage and dressing.

EnSuite

8'4" x 12'8"

A large bathroom with natural stone flooring and a beamed ceiling. It features a classic freestanding clawfoot bath by the window, a separate glass-enclosed shower, a pedestal basin, and a toilet. The room is light and airy, with a neutral palette enhancing the natural materials and fittings.

Bedroom

13' x 15'4"

An attractive bedroom with exposed wooden beams, carpeted flooring, and a white painted wall. The room is well lit by a window, creating a calm and inviting atmosphere.

Bedroom

14'10" x 14'4"

A bright and practical attic room used as a home office, featuring angled ceilings with exposed wooden beams and skylight windows allowing natural light to flood in. The room is carpeted and well laid out with a desk and office chair, providing a peaceful and functional workspace.

Rear Garden

A charming rear garden area with a generous lawn surrounded by mature hedges and fencing, offering privacy and space for outdoor activities. There is a paved patio with built-in seating and a firepit, perfect for socialising or enjoying peaceful evenings outside. A distinctive, modern garden pod with ample seating provides a sheltered space to enjoy the garden in comfort.





The Farmhouse Royd Moor Lane, Badsworth, Pontefract, WF9 1AZ

Front Exterior

The front exterior of this charming stone-built home is set behind a low stone wall and a paved driveway with ample parking. Mature greenery and traditional stonework add to the welcoming appearance including a wishing well while a gated entrance leads to the property via a shared driveway.

Garage

19'11" x 23'3"

A spacious garage with ample room for vehicles and storage, featuring a square layout and solid construction in keeping with the property's style.



DIRECTIONS

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