





WELCOME TO THE FARMHOUSE



Believed to date back to the 1600s, this centrally located former farm building is not just a home, but a piece of history steeped in charm. With access to the countryside and miles of picturesque walks on the doorstep, this home is ideal for someone looking for a unique and special lifestyle. It is not so rural that you would feel isolated, as the major motorway links, railway transport and towns are only a short drive away.



COME ON IN



As the front door opens, you are greeted by the morning room, a bright and welcoming space with original stone-flagged flooring and beamed ceilings to hint at the rest of the property still to discover. The morning room is truly the heart of the home and from here you can access the kitchen, lounge, staircase to the first floor and the library, which is a perfect area for curling up with a good book.



RUSTIC CHARM

The kitchen sits within the former dairy parlour, and there is a circular stone flag to fill in where the original dairy drain used to be - a great conversation piece. There are wooden kitchen units with plenty of storage and workspace and a gas-fueled AGA, which is just fantastic in the winter months to keep the property at a lovely ambient temperature. While a beautiful feature, cooking with an AGA can take some skill, so there is a built-in double electric oven and hob. The centre of the room is left open for the family to gather around a farmhouse table.

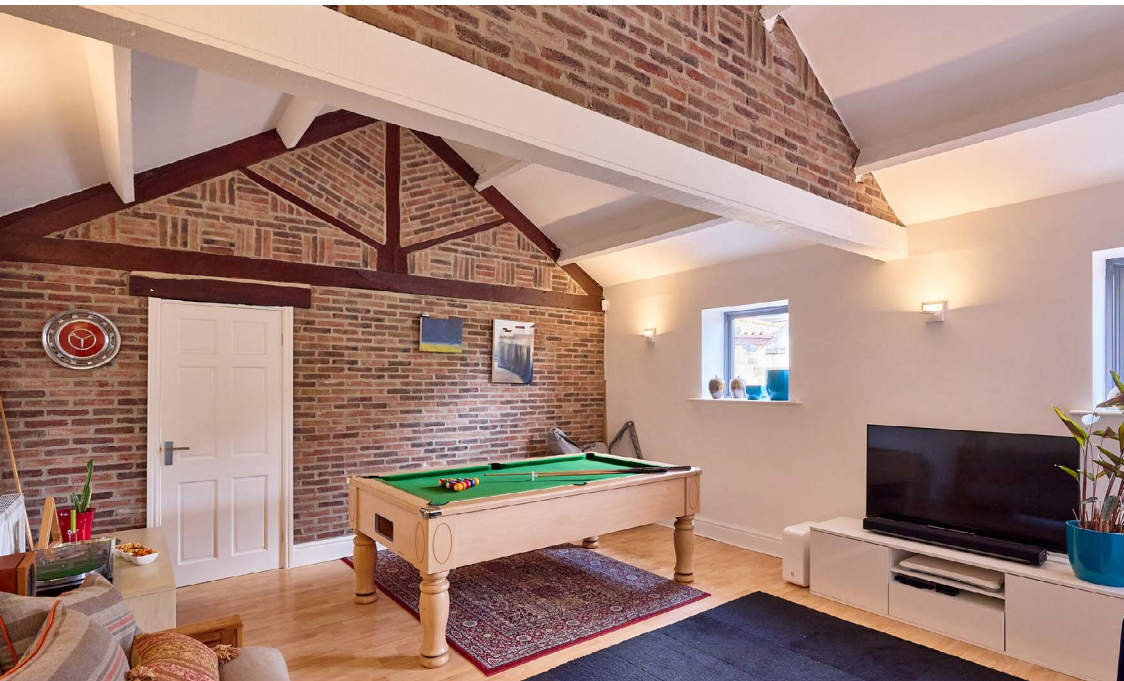
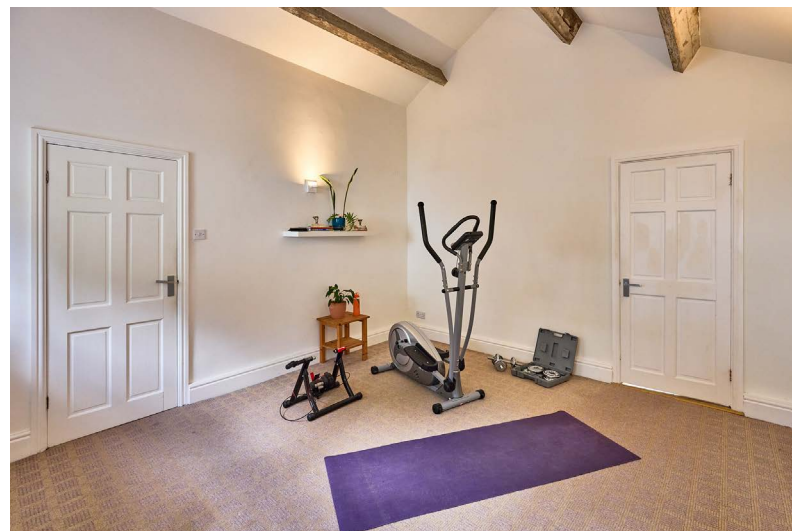
The utility/laundry room, accessed from the library, has plumbing and space for the tumble dryer and washing machine, as well as room for an additional fridge or freezer if needed. This has been used as a drying room with a vertical radiator.





INDEPENDENT LIVING

There is a unique potential to separate this part of the home, which was the original barn, from the rest as an annexe for extended family or keep it connected for a teenagers' pad. First on the corridor you'll find bedroom four which links to a shower room and beyond this you'll find the sitting room, separated by a store which allows access to the shower room on both sides. Currently used as a music room, providing a separate social area within the property but offering distance and privacy while still being part of the same house. The sitting room gives access into bedroom three, currently used as a games room.



COSY & CHARACTERFUL

The lounge is a showstopping space and located in the original part of the home with an impressive fireplace housed in a stone surround to keep it warm. This room is ideal for the whole family to sit together and watch TV in the evening or host lavish parties with lots of guests. There is also a lovely window seat set within the bay to take in the view. Drop the blinds and fully appreciate the ambience and ultimate cosy relaxation space. The characterful impact of this divine living space is undeniable with the beautiful natural beams and original stone floors continuing through.



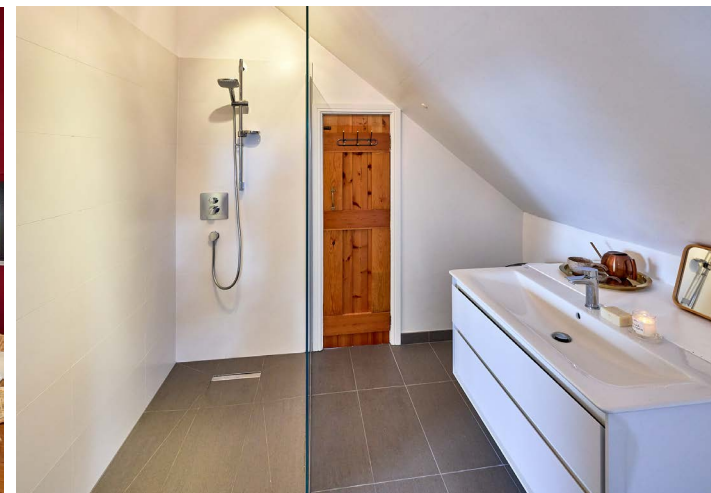
IMPRESSIVE SPACES

You will climb a few steps from the morning room to a half landing with a quarry-tiled floor leading to a large bathroom. This modern bathroom has a wash hand basin with vanity drawers beneath, a W/C and a large, deep bath with shower over, which is a pleasing contrast to the rustic nature of the property. Climb the stairs to an open landing area, ideal as a playroom for the children, a study area or another quiet seating spot to relax.





The master bedroom is impressive, with a dramatic vaulted ceiling towering above, which was the original hayloft, and a large stone fireplace. There are built-in wardrobes for storage and plenty of space for a large bed and a sofa area. This bedroom is really more like a master suite and wouldn't look out of place in a stately home. The modern en-suite bathroom has a heated tiled floor, a white wash hand basin, and vanity drawers below. The shower is a wet room style with a glazed screen. There is a Jack and Jill-style door back onto the landing.





Bedroom two is also a large bedroom with a vaulted ceiling, exposed rafters, a fireplace and built-in wardrobes. You'll be forgiven if you mistake this room as the master on first entry due to the size and style. Bedroom four accessed up a few steps off the landing has a feature cast iron fireplace and a feature window to the side. This room also has fitted wardrobes ideal for the children's toys.

GLORIOUS GARDENS

From the moment you approach the property, enshrouded by hedges and mature trees that create an immense sense of privacy, the wisteria-clad frontage comes into view. The gardens, mainly laid to lawn, wrap around the property so there is always somewhere to find sun throughout the day. Enjoy your morning coffee in the dappled sunlight of the utterly private courtyard garden whilst the bells from the nearby church strike the hour. The courtyard is separate from the main garden, accessed from the rear hallway off the kitchen, and is a perfect and peaceful sanctuary.



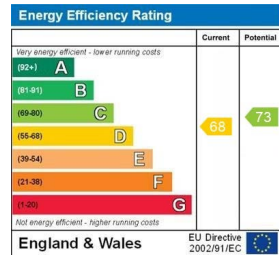


OUT & ABOUT

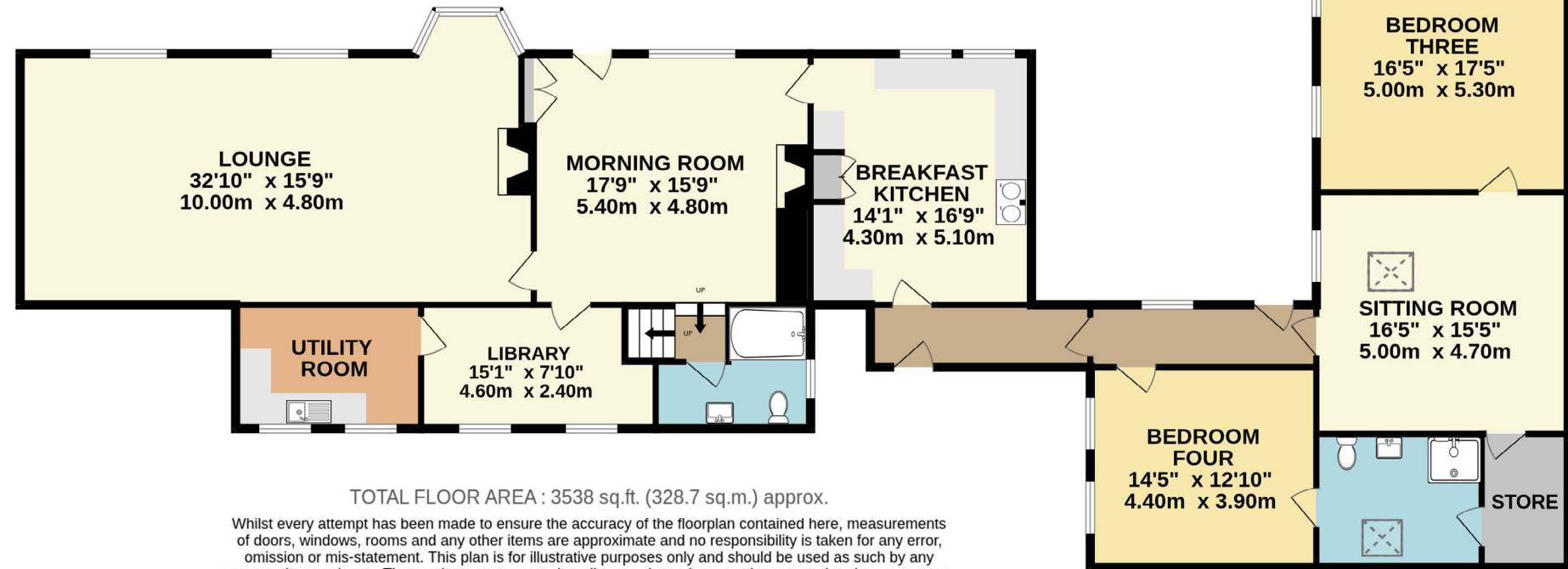


Life in the country is often tranquil and calm, but modern living requires access to amenities. Fortunately, The Farmhouse has the best of both worlds. Just a short distance from local shops and a little further to significant supermarkets, easy access to the A1 and M62 for journeys further afield and the train station at Fitzwilliam is just 10 minutes away. If you drive further to Doncaster, you can access the East Coast Mainline service to London if you need to commute into the city. The schools in the area are very popular and, as a resident, you would be in the catchment area. Badsworth is a hidden gem of a village, exuding Yorkshire hospitality and a strong sense of community. The property is within walking distance of a traditional pub and a little further away from a delightful restaurant at the Wentbridge Hotel, offering a tranquil and serene environment.





GROUND FLOOR
2468 sq.ft. (229.3 sq.m.) approx.



TOTAL FLOOR AREA : 3538 sq.ft. (328.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



KEY FEATURES

- Five Bedroom Detached Farmhouse
- Historic Property Dating Back to 1600's
- Bright and Airy Morning Room, Library and Expansive Lounge
- Breakfast Kitchen Located in the Former Dairy Parlour with Feature AGA
- Impressive Master Bedroom with Lounge Area and En-suite Shower Room
- Modern Three Piece Family Bathroom
- Annexe with Sitting Room, Two Bedrooms and Shower Room
- Beautiful Wrap Around Garden with Concealed Courtyard to Rear
- Driveway and Integral Garage Providing Multiple Vehicle Parking
- Rural Location with Surrounding Countryside and Easy Access to Transport Links
- Freehold Property and Council Tax Band G



THE FARMHOUSE, 1 GRANGE COURT, BADSWORTH, WF9 1BQ



WHAT3WORDS: [searching.glitter.escapes](https://www.what3words.com/searching.glitter.escapes)

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