

**Shooters Hill Cottage,
Great North Road, Wentbridge,
Pontefract, WF8 3JD**



- # Detached 3 Bedroom former Farmhouse
- # Accessed directly from A1 Motorway
- # Substantial Stone Barn ripe for development (subject to planning)
- # Extensive Outbuildings and Parking
- # Energy Rating 'D'

GUIDE PRICE
£550,000

Shooters Hill Cottage, Great North Road, Wentbridge, WF8 3JD

DESCRIPTION

We are delighted to assist in the selling of Shooter Hill Cottage. A detached former farmhouse offering enormous potential which could suit a very diverse range of purchasers. The property has its own direct access to the A1 and sits in a plot extending to around 2.56 acres (1.03 hectares). In addition to the attractive three bedroom accommodation there is a substantial stone barn ripe for development subject to the necessary permissions. Extensive outbuildings and parking. The accommodation comprise of a hallway, large farmhouse kitchen / diner, living room with multi fuel stove and a utility / toilet on the ground floor. The large first floor landing provides access to three double bedrooms and a bathroom. We strongly urge any interested parties to arrange an early appointment to view to avoid disappointment.

ENTRANCE HALL

Accessed from a traditional braced hardwood entrance door. Door to the kitchen and utility room.

FARMHOUSE KITCHEN

26' 2" x 12' 11" (7.98m x 3.94m) The heart of this superb property. A door and two windows overlook the enclosed rear courtyard. Further window to the front. Fitted with a comprehensive range of units. Range style cooker and a floor mounted boiler. Door to the living room and a large walk in pantry. Exposed beams. Wood effect flooring.

LIVING ROOM

15' 7" x 12' 0" (4.75m x 3.67m) Two windows positioned on a dual aspect. Rustic brick fireplace housing a multi fuel stove. Exposed beams.

UTILITY ROOM & TOILET

Plumbing for washing machine. Toilet and pedestal wash basin. Half tiled walls and a tiled floor.

LANDING

A spacious 'L' shaped landing. Two windows.

Spindle balustrade. Large airing cupboard.

BEDROOM 1

13' 3" x 12' 11" (4.06m x 3.95m) Two double glazed windows on a dual aspect. Fitted wardrobes. Exposed beam.

BEDROOM 2

13' 1" x 10' 8" (3.99m x 3.27m) Window to the rear. Exposed beam. Fitted wardrobe.

BEDROOM 3

12' 11" x 9' 10" (3.96m x 3.00m) A large third bedroom with a window to the rear. Exposed beam. Fitted wardrobe.

BATHROOM

Window to the side. Fitted with a 3-piece suite comprising of a panelled bath with shower above, pedestal wash basin and toilet. Tiled walls and floor.

EXTERNALLY

The property includes an extensive range of outbuildings which include a tractor shed, garage with upper floor, barns including a large Dutch barn, former pig pens and stores. Some of the buildings attached to the Cottage provide an excellent opportunity to develop into additional accommodation. The outbuildings have a gross internal floor area of approximately 1107m sq. (11921ft sq.).

TENURE

Freehold.

AGENTS NOTES

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

BOUNDARY DISCLAIMER

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

FIXTURES & FITTINGS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not automatically include in the sale any carpets, light fittings, floor coverings, curtains, blinds, furnishings, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

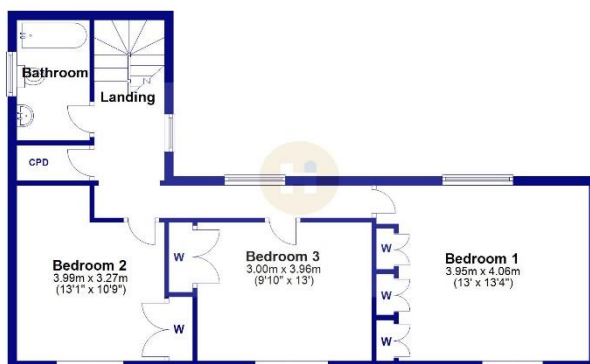
MEASUREMENTS

All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

Ground Floor



First Floor



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.