



Rose House Farm, Haddlesey Road, Birkin, Knottingley, WF11 9LS

This stunning five bedroom detached village home (over 3750 sqft) seamlessly blends period features with contemporary comforts, situated in a convenient village setting amidst just under an acre of delightful gardens and for the equestrian enthusiast circa five acres of fenced paddocks and extensive stabling / tack rooms.

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Guide Price: £1,200,000

Accommodation

- Impressive period home expertly remodelled and upgraded
- Three separate reception rooms
- Stunning family dining kitchen
- Two principal bedroom suites
- Three further family bedrooms (one with ensuite) plus stylish house bathroom
- Large "barn style" garage with gated courtyard parking
- Delightful fully enclosed landscaped gardens - circa one acre
- Fenced paddocks (approx 4.88 acres) with useful stables and tack rooms

General Remarks

Over the last 15 years Rose House Farm has been the subject of a tasteful and careful programme of remodelling and upgraded, the result being an impressive, detached village home with striking interiors and private spaces for family members of all age groups,

The impressive interiors are complemented by extensive gated parking and garaging, ornamental gardens and for the equestrian enthusiast circa five acres of paddocks with extensive stabling and loose boxes.

A welcoming reception hall with a guest cloakroom and a bespoke staircase leads to the "hub of the house", a magnificent family dining kitchen with extensive work surfaces, an island unit, AGA and integrated appliances. A rustic brick chimney breast separates this versatile zone from a family room ideal for relaxing and entertaining. An inner study hall then leads to a drawing / garden room with delightful aspects from full depth windows.

The ground floor layout is completed at the opposite end of the house by a useful utility room, a storeroom and the large "barn style" garage with many potential uses subject to consents.



There is a choice of principal bedroom suites at opposite ends of the "L shaped" footprint; one has a private luxury ensuite shower room and the other is served by a huge "jack & jill" style bathroom and a dressing room, also having its own staircase access to the ground floor.

For the growing family there are three double bedrooms, one with its own ensuite facility and the other two served by a striking house bathroom.

A gated courtyard provides extensive forecourt parking and access to the integral garage. Beautiful, typically English gardens amount to circa one acre with extensive lawns and a choice of seating areas, a covered patio and ornamental pergola.

The adjoining paddocks and four stables / four tack rooms have their own separate vehicular entrance and a water / electricity supply.

This is a quiet yet convenient village setting on the southern fringes of North Yorkshire with exceptional road links in all directions enabling ease of access to Leeds and York as well as other major commercial centres via the M1/ M62, A63 etc.







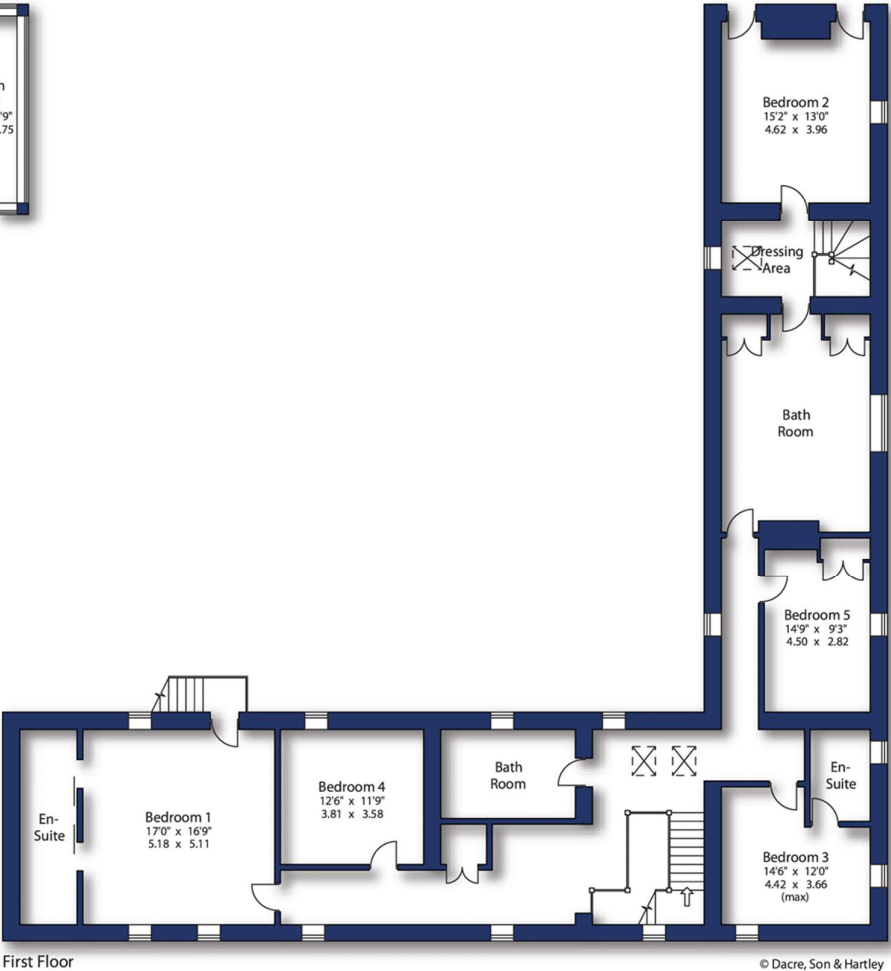
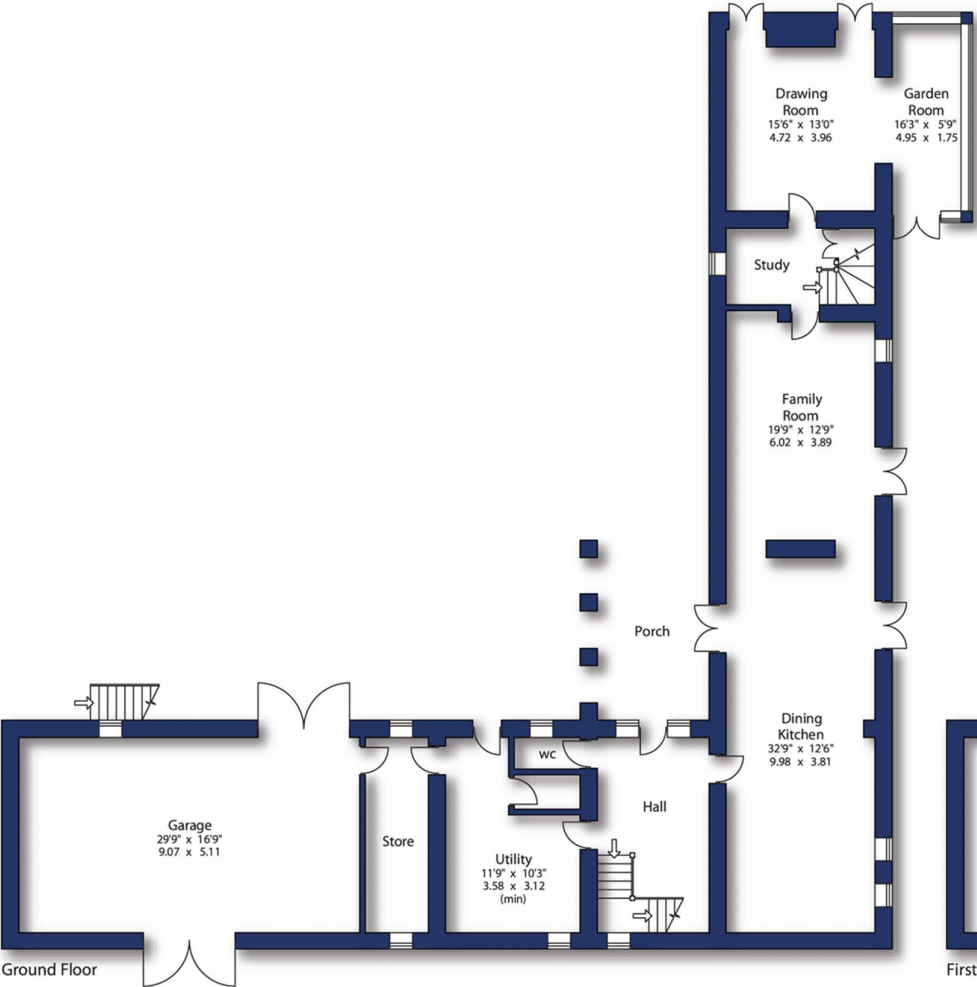








Floorplans





Directions

Proceeding to Birkin via Roe Lane, bear left onto Haddlesey Road, where the property will be found a little further along on the right hand side.

What3Words curl.quit.ogre

Local Authority & Council Tax Band

- Selby District Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Mains electricity and water are installed. Heating is oil fired and drainage to a septic tank.
- Courtyard parking and integral garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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