



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



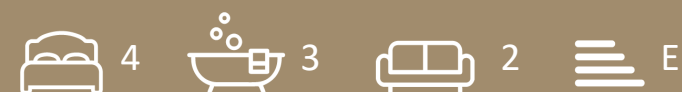
# Ash Cottage, Grange Moor, Wakefield

Offers In The Region Of  
£775,000

- Substantial period property dating back to 1858
- Two spacious reception rooms plus snug/playroom
- Extended dining kitchen ideal for family living and entertaining
  - Four well-proportioned bedrooms
- Stunning original fireplaces and character features throughout
  - Peaceful yet sociable hamlet setting
- South-facing aspect providing excellent natural light throughout the day
  - Good area for schools
- Excellent road links Strong rail connections to Leeds, Sheffield, Manchester, and London via Wakefield Westgate

Ash Cottage – Spacious Family Home with Character.

A charming and characterful four-bedroom home offering versatile and spacious living. Features include two elegant reception rooms, a cosy snug/playroom, and a beautifully extended dining kitchen with stunning period fireplaces. The spacious principal bedroom boasts a luxurious en-suite, complemented by a family bathroom and downstairs shower room. Set in generous mature gardens with a driveway and double garage, this delightful home combines space, charm, and period features—perfect for families seeking a comfortable and spacious lifestyle.



Originally built in 1858 (please note, this property is not grade listed), Ash Cottage is a distinctive and highly desirable period home. Nestled in a charming hamlet, it offers a peaceful yet sociable setting. The property occupies a generous plot, featuring mature, landscaped gardens to the front, side, and rear, providing both beauty and privacy.

#### Entrance & Reception Spaces

The home opens into a welcoming porch, an ideal space with tall ceilings and a feature double bookcase window overlooking the garden. A glazed internal door leads into the hallway, showcasing beautiful original features and a striking white staircase rising to the first-floor landing.

The lounge is a remarkable room, filled with natural light from jewel-style glass windows. It boasts high ceilings and a beautiful fireplace, creating an elegant yet cosy atmosphere.

The dining room is perfect for entertaining, featuring high beamed ceilings, an exposed stone fireplace, and double doors that flood the space with natural light. An archway leads through to a snug/playroom, offering a flexible additional reception space.

#### Kitchen & Ground Floor Facilities

The kitchen diner is a magnificent space, ideal for modern family living. It offers a range of bespoke wall and base units, beautiful wooden flooring, a Belfast-style sink, and space for a large fridge freezer. Double doors open out to the side and rear gardens, seamlessly connecting indoor and outdoor living.

The ground floor also benefits from a shower room, comprising a three-piece suite with corner shower, wash basin, and WC.





### First Floor Accommodation

A generously sized landing provides access to all bedrooms and the family bathroom.

The master bedroom, situated at the front of the property, features high ceilings, tasteful styling, and a large window overlooking the front garden. A door leads to a beautiful traditional en-suite, complete with freestanding bath, WC, wash basin, and exposed stone brick walls — a truly relaxing retreat.

There are three further bedrooms, including:

Two large doubles, one with high beamed ceilings and a floor-to-ceiling window providing excellent natural light

A second double at the front with a feature fireplace and high ceilings

Bedroom four, also a generous double, with exposed brick walls and high ceilings

Serving this floor is a fabulous four-piece family bathroom, featuring an original clawfoot bath, corner shower, wash basin, WC, and exposed stonework.

### Gardens & Exterior

The gardens sweep around the property, with a magnificent lawned area to the front and woodland to the side. There are multiple patio areas, including one accessed directly from the dining kitchen — ideal for entertaining. A feature garden structure adds further charm.

The property benefits from a private driveway, offering ample off-road parking, along with a double garage.



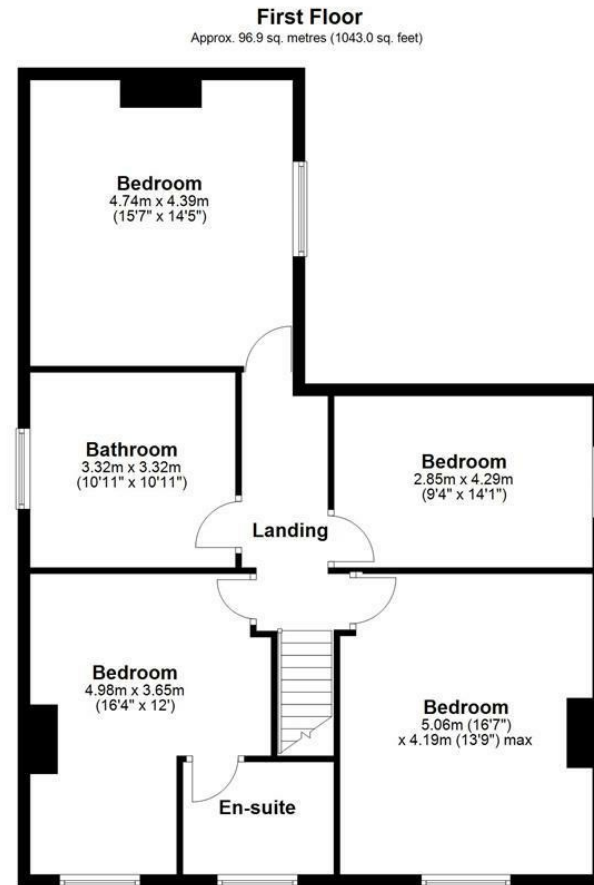
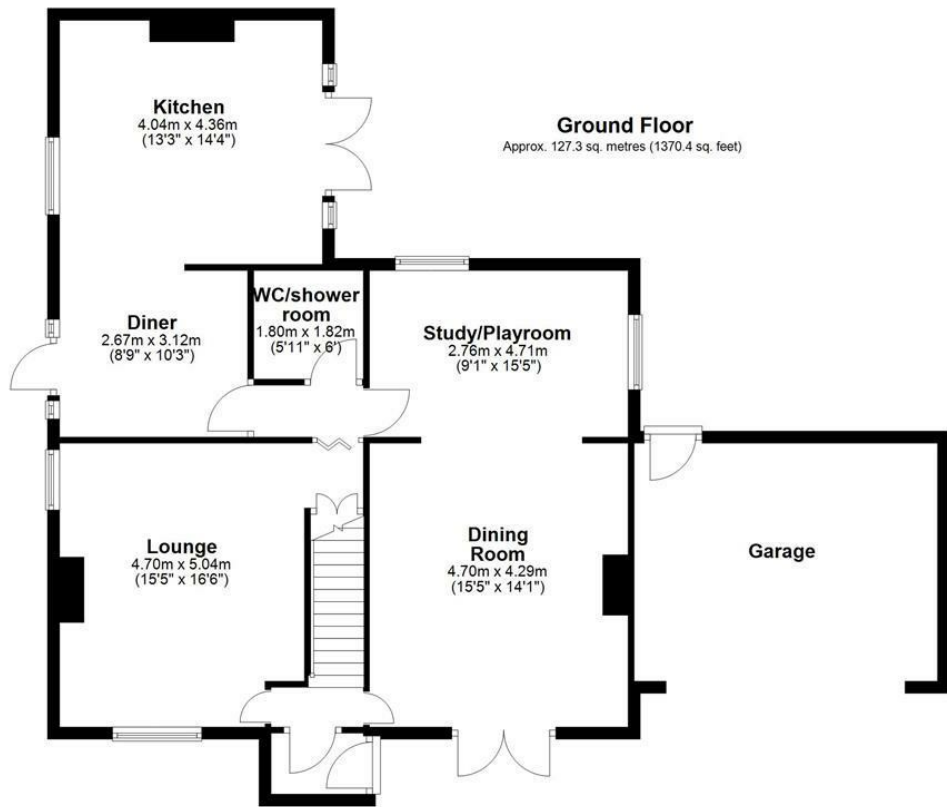












Total area: approx. 224.2 sq. metres (2413.4 sq. feet)



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To view Ash Cottage, Grange Moor,  
Wakefield  
Call 01484 432773  
Email  
[huddersfield@yorkshiresfinest.co.uk](mailto:huddersfield@yorkshiresfinest.co.uk)