



YORKSHIRE'S
FINEST
HOMES COLLECTION



Croft Farmhouse and Barn

Offers In The Region Of

£825,000

- Exceptional five-bedroom Grade II listed farmhouse
- Dating back to the 1600s with significant local heritage
 - Farmhouse with beautiful original period features throughout including exposed beams and fireplaces
 - Separate converted barn with residential planning permission and previous commercial planning permission
- Extensive walled gardens with fruit trees, ponds, lawns and private outdoor spaces
 - Additional outbuildings: block of four garages & wash house
- Excellent opportunity for multi-generational living, home working and/or further development
 - Excellent transport links and connectivity
 - Tucked-away village setting in the heart of Oulton
 - Offered to the market with no onward chain

A remarkable Grade II listed village residence of historic significance, exceptional character, and rare versatility. Dating back to the 1600s, Croft Farmhouse is a truly remarkable five-bedroom period home, semi-detached to another substantial period home, occupying a tucked-away position within the heart of Oulton village. Rich in local history and architectural character, this beautiful Grade II listed residence the birthplace of distinguished scholar Richard Bentley, an associate of Isaac Newton.

Steeped in heritage and beautifully preserved, the property offers a rare opportunity to acquire a home of genuine historical importance while enjoying generous gardens, a substantial barn annex, outbuildings and future potential.





THE FARMHOUSE

GROUND FLOOR

Entrance Hall

The home is approached via a charming covered storm porch, opening through the original front door into an impressive entrance hall where the character of the property is immediately apparent. A beautiful stained-glass window fills the space with natural light, while the staircase rises to the first floor. From here, doors lead through to two reception rooms, a kitchen, a first floor living room and bedroom accommodation.

Dining & Reading Room

One of the most atmospheric rooms in the home, this elegant reception space offers flexibility as either a formal dining room or reading room. At its heart sits a magnificent inglenook fireplace with stone surround and hearth, creating a striking focal point. Exposed ceiling beams, original stripped and polished floorboards, bespoke fitted bookshelves, and deep-set windows combine to create a room full of warmth, history, and charm, perfect for entertaining or quiet evenings beside the fire.

The Snug

A wonderfully cosy and inviting reception room, the snug enjoys views over the front of the property through original windows with secondary glazing and stained-glass detailing. Polished timber flooring, fitted storage cupboards, and warm character features make this an ideal space to relax and unwind.

Breakfast Room and Kitchen Area

An extension of the kitchen space, the breakfast room is a delightful everyday living space with ample room for informal dining. A large multifuel stove sits within an original stone fireplace, while exposed beams and high ceilings add to the rustic charm. A traditional timber door opens directly out to the garden, creating a seamless connection between inside and out. This area could easily accommodate a large electric cooking range and further work top space.

The kitchen area is fitted with a range of wall and base units alongside original Yorkshire stone flagged flooring, double oven, hob, stainless steel extractor, twin sinks, and space for appliances. A window overlooks the beautifully established gardens, while access leads down to the larder/cellar. The latter room provides a useful space for storage or wine keeping, naturally cool throughout the year.







THE FARMHOUSE

GROUND FLOOR

The Old Dairy

Believed to be the former farmhouse dairy, with original hooks on the ceiling, this versatile room has been thoughtfully adapted to provide additional kitchen storage and workspace. It houses fitted units, shelving, and space for appliances. Doors lead to the WC and the front of the property

Boot Room

A practical everyday entrance space ideal for country living—perfect for coats, boots, and outdoor wear after walks in the surrounding countryside

The Farriers Room

The former farriers, originally separate from the farmhouse, now a fascinating and highly versatile connected room offering huge potential for a variety of uses. These include a home office, studio, gym, games room, or creative workspace. Currently used for storage, the space retains original features including a fireplace and double timber doors opening to the front courtyard.





THE FARMHOUSE

FIRST FLOOR

First Floor Living Room

A standout feature of the home, the first floor living room is a truly spectacular space with vaulted ceilings, exposed original beams, polished timber flooring and an enamel stove. Filled with natural light from two sets of original windows, this beautifully proportioned room enjoys views over the front elevation and provides an elegant and relaxing principal reception space.

Bedrooms

Croft Farmhouse offers five characterful bedrooms, all beautifully proportioned and full of original features. Each room reflects the age and charm of the home, with exposed beams, period fireplaces, and lovely outlooks across the gardens and village surroundings. There is an en-suite to the master bedroom, as well as a separate family toilet and bathroom.







THE BARN

Yorkshire's Finest are delighted to present The Barn @ 4 Bentley Square. Rebuilt in 2001 and formerly operating as an art gallery, this impressive listed building now presents a rare opportunity to acquire a unique space with residential planning permission, extensive internal accommodation, and exciting development potential.

A distinctive detached barn conversion opportunity offering exceptional versatility, character, and future potential.

Beautifully constructed with traditional materials and full of character, the barn extends across two floors and offers highly flexible accommodation suitable for a wide variety of future uses.

GROUND FLOOR

The ground floor is accessed through large timber entrance doors, opening into a striking open-plan space with excellent ceiling height and an abundance of natural light. Character features include exposed beams, tiled flooring, and views through to the mezzanine level above, creating an impressive and versatile environment ideal for entertaining, creative work, or conversion into bespoke living accommodation.

Also to the ground floor is a WC and additional practical space, while twin staircases rise to the first-floor mezzanine.

FIRST FLOOR

The first floor mezzanine area overlooks the main barn below and offers further open-plan accommodation with exposed timbers and excellent proportions.

The barn also benefits from a fitted kitchen area and bathroom on the first floor.

To the front of the barn is a separate office, providing flexibility for a small bedroom, home working, studio use, or additional accommodation.







OUTBUILDINGS & WALLED GARDEN

The Farmhouse and Barn are set within beautifully established gardens wrapping around the property and offering a wonderful sense of peace.

The gardens are mainly laid to lawn with mature trees, flowering borders, shrubs, and winding pathways guiding you through each section of the grounds. Fruit trees, ponds, hidden lawn spaces, and charming tucked away seating areas create a garden full of interest and seasonal beauty. The grounds also benefit from access to the original gardener's privy.

Further enhancing the appeal of the property is an excellent range of outbuildings and external amenities. These include a substantial block of four garages, generous additional off-street parking in the large enclosed courtyard, a greenhouse, and two beautifully positioned ponds within the grounds. The former wash house, offers further storage and potential for a variety of future uses, subject to any necessary consents.

Croft Farmhouse is a truly special family home, rich in Yorkshire history, architectural character, and endless potential, offering an increasingly rare opportunity to acquire one of the area's most distinctive period residences.

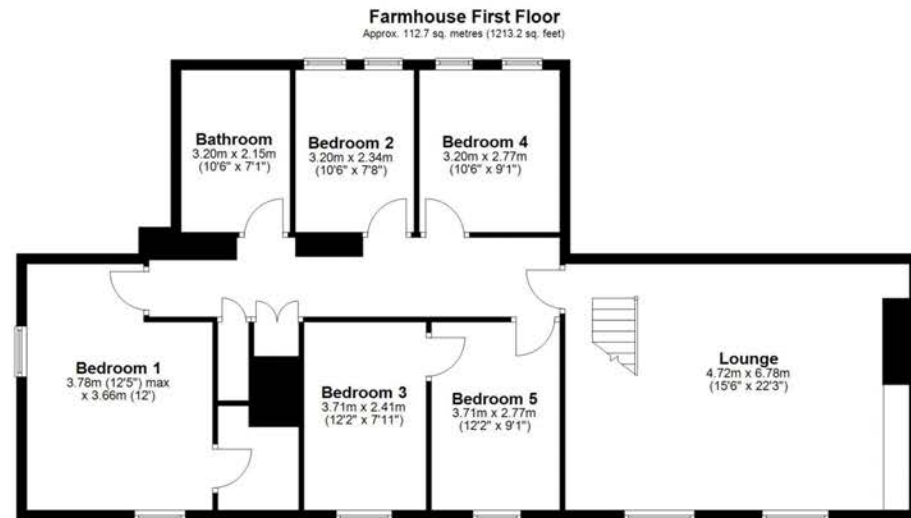
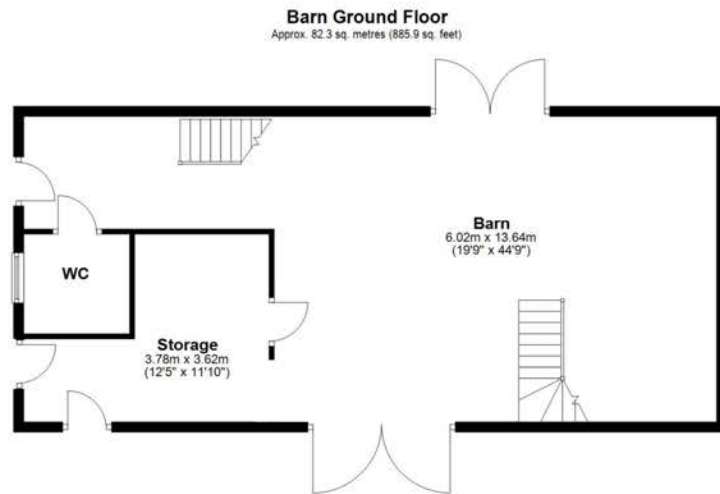
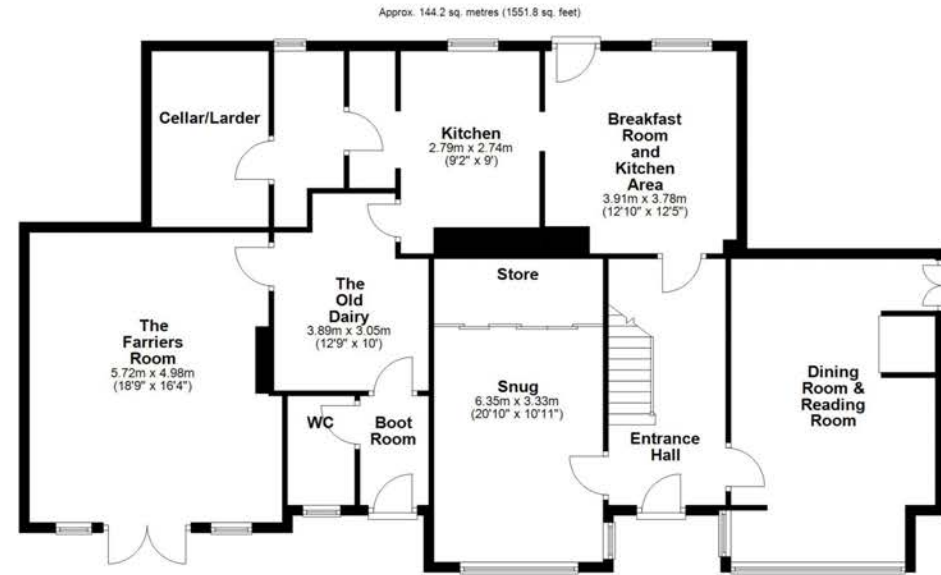
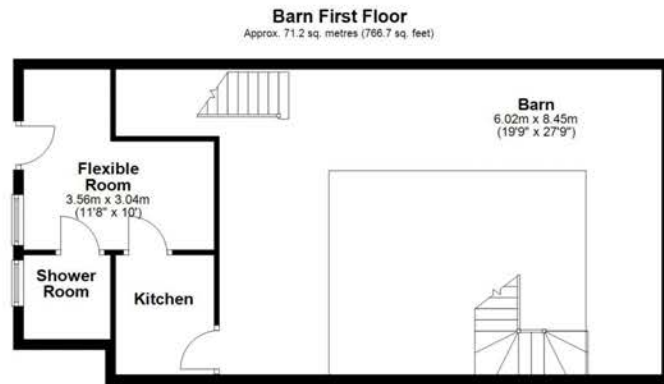
The barn provides extended living accommodate and unique development potential for a variety of uses.











Total area: approx. 410.4 sq. metres (4417.6 sq. feet)



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To view Croft Farmhouse and Barn
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