





## **SPRINGFIELD FARM, RYHILL PITS LANE, COLD HIENDLEY, WF4 2DU**

### **DESCRIPTION**

The property is of traditional stone construction dating back to the early 19th century converted and extended during the mid 1990's. The farmhouse briefly comprises a reception hall with guest cloakroom, well proportioned sitting room with stone fireplace, living room, inner lobby leading to a study/bedroom 4 which would be served by an adjacent shower room. The spacious fitted breakfast kitchen has a good range of wall and base units, additional fitted utility room and leading through to a separate dining room. To the first floor is a principal bedroom with adjoining fitted dressing room and ensuite bath/shower room. There are then two additional double bedrooms served by a house bathroom.

### **OUTSIDE**

A private gated forecourt provides vehicular access to the 3 car garage with adjoining storage and there are formal gardens to the front and side. Adjacent to the driveway is a large grass fenced paddock and separate adjoining orchard. The neighbouring property enjoys a vehicular right of way across the drive to their garage.

### **LOCATION**

The property occupies an established position on the northern edge of Cold Hiendley, a small hamlet some 6.5 miles south of Wakefield. There are a good range of daily facilities in nearby Ryhill with a wider range of facilities in Sandal and Wakefield within 15 to 20 minutes drive.

**A CHARACTERFUL THREE/FOUR BEDROOM STONE BUILT BARN  
CONVERSION TOGETHER WITH THREE CAR DETACHED GARAGE,  
FORMAL GARDENS AND ADJOINING PADDOCKS EXTENDING IN ALL TO  
APPROXIMATELY ONE AND A THIRD ACRES.**



## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion.

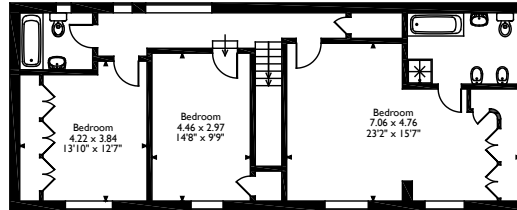
**Local Authority:** Wakefield Metropolitan District Council

**Council Tax Band:** G

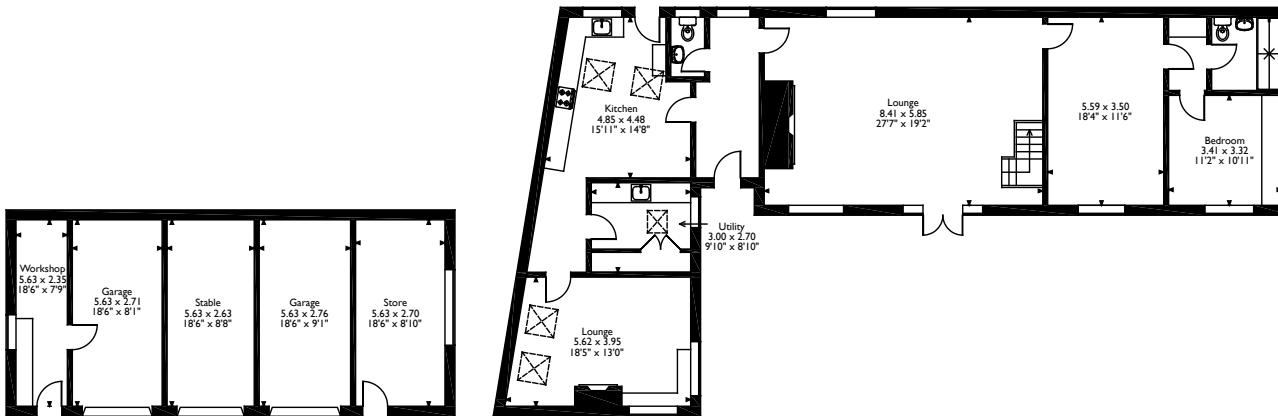




Springfield Farm, Ryhill Pits Lane, Wakefield  
 Approximate Gross Internal Area  
 Main House = 240 Sq M/2584 Sq Ft  
 Outbuilding = 73 Sq M/786 Sq Ft  
 Total = 313 Sq M/3370 Sq Ft



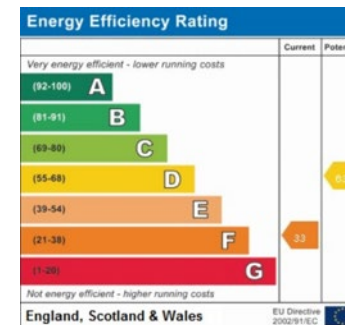
First Floor



Outbuilding

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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