



Cobblers Hall

Encapsulated in greenery and populated by an array of handsome homes, it's easy to see how Heath earned its affectionate local nickname of 'The Village of Mansions'. And few homes could rival the imposing and characterful, stately manor appeal of Cobblers Hall, a former Georgian hall nestled within a picturesque village green backdrop.





ENCHANTING SETTING

Dating back to the 1740s, Cobblers Hall strikes a handsome line of symmetry upon approach, within its quiet and peaceful surrounds. Formerly used as a school for young army officers, its regimented frontage, featuring no less than nine elegant sash windows, fittingly evokes an impression of formality, order and above all else, grandeur.

Now remodelled into two homes, with Cobblers Hall encompassing the front half of the building, and the remaining property discreetly connected at the rear, Cobblers Hall has undergone a metamorphosis. Extensively renovated throughout by its current owners, this is a home renovated, remodelled and reborn for a modern era, with room yet for further development by its next owners.

Pull up on the gravelled, in and out, half-moon driveway, enhanced by neatly planted borders and low hedging to the front, allowing uninterrupted views over the pretty parkland beyond.

OWNER QUOTE: "The home has been fully renovated, from bare stone, over an 18-month period."





SPACIOUS LIVING

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RELAX AND UNWIND

With a modern, minimal feel to its décor, the sitting room is a versatile and spacious room in which to relax and unwind with family or friends. The sitting room retains the high ceiling and geometric proportions typical of Georgian homes, making it so easy to furnish for a range of interior design styles.

Large, yet cosy, the log-burning stove emanates a comforting warmth on wintery nights, whilst in the summertime, step outside through the traditional door with fanlight above, to relax and unwind in the garden.

SOCIABLE HUB

Across the entrance hallway, feast your eyes on the capacious and sociable, open plan dining-kitchen, where inset spotlighting illuminates every element. Ample storage can be found within the cabinetry and large central island, topped in marble. Appliances include an oven, hob, dishwasher, fridge, freezer and sink.

Dine sociably with the family at the four-seater breakfast bar, or host elaborate dinner parties for friends – there is so much space for dining and entertaining, whilst large sash windows draw in fantastic views out over the green to the front.

Connecting to the kitchen is a convenient utility room, with plumbing for washer and dryer, and also providing access to both a downstairs WC and the garden.









SLEEP TIGHT

Upstairs, the home is cleverly proportioned to afford privacy to the master suite, sequestered away to the left.

Light and spacious, with leafy views over the green, the master suite retains its original cast iron fireplace and offers private washing facilities in its large shower room ensuite. Also tucked along this landing is bedroom four, overlooking the greenery to the front and currently used as a dressing room; it could also be ideal as a nursery or office.

Returning along the landing, bedroom three also overlooks the front of the home. High ceilings are a feature throughout the home, bestowing an airiness to the bedrooms.

Opening up from this bedroom, is a dressing room, shared with bedroom two, with natural-toned timber flooring. Bedroom two itself, a spacious double, is brimming with light, with dual aspect windows drawing the outdoors in.

Serving these bountiful bedrooms, the family bathroom is located at the end of the landing, furnished with a bath containing overhead shower, wash basin and WC.

From the landing, storage can be found in the loft above.





OUTDOOR OASIS

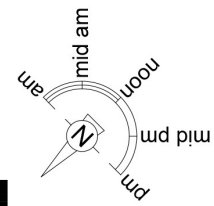
The safe and secure walled garden wraps around to the side of the home, divided into three distinct spaces to offer different areas of interest.

Soak up the sunshine on the patio, with far reaching views over the green to the front. With mature planting, there is year-round colour and interest, whilst children can play on the lawn or help tend the vegetable plot.

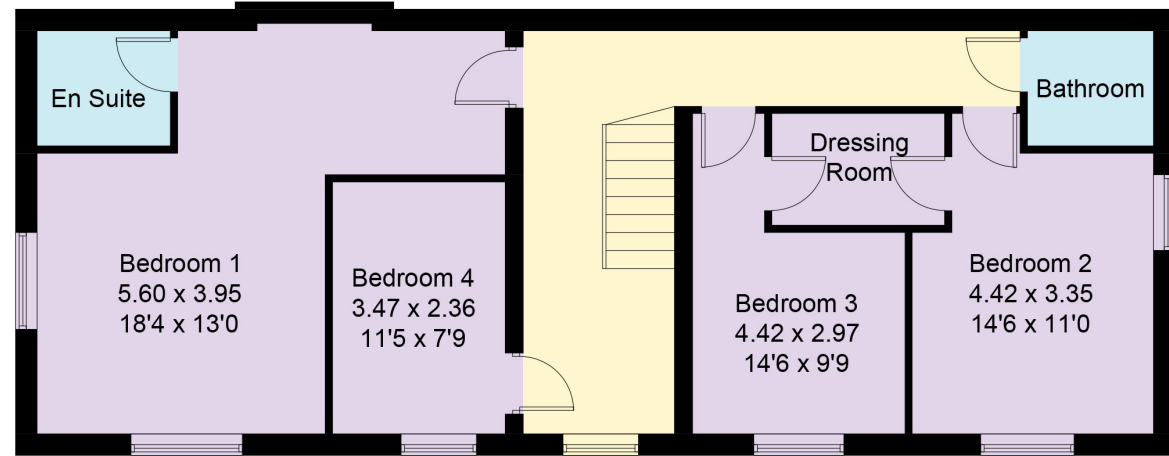
Spacious and serene, the garden is enhanced by the potential found in the two outbuildings, ripe for renovation and perhaps conversion subject to the relevant permissions. The old laundry is currently used for storage, whilst the former outside toilet block now serves as a workshop.



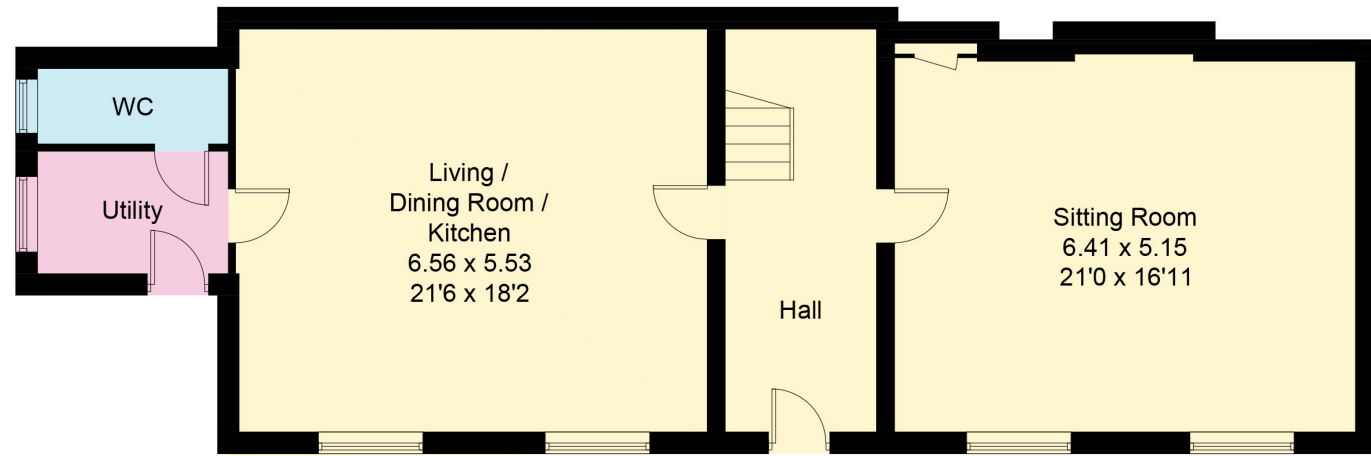




First Floor



Ground Floor



Approximate Gross Internal Area = 179.5 sq m / 1932 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046415)

USEFUL TO KNOW

- Grade II listed building
- Set within Heath conservation area
- Secondary glazing fitted throughout
- Gas central heating
- Mains water supply with septic tank
- Wakefield City Council
- Council tax band E





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RUTLEY
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UNIQUE HOMES

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