



WEST HOUSE

OXFORD ROAD, GOMERSAL

WEST YORKSHIRE BD19 4AU



A prestigious Grade II listed residence set in approximately 7.43 acres



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A 19th Century Grade II listed, detached stone-built family residence set in approx 7.43 acres, exuding charm and character throughout with many original and distinctive features including ornate coving, open fires, wood panelling and luxurious decor.

The property is approached via an electric gated entrance off Oxford Road, beyond which a tree lined sweeping driveway gives access to the front courtyard which offers parking for several cars.

A rear driveway leads to a double garage with an electric door where the separate annex can be located.

GROUND FLOOR

Steps lead up to the imposing entrance doorway with access to a beautifully presented hallway leading to a formal lounge featuring arched alcoves, decorative coving and an open fire, the living room also having open fire and decorative coving. Both rooms are situated to the front with views over the courtyard.

A pleasant dining kitchen is situated to the rear with a large range of bespoke units, central island and space for dining table, appliances to include; range cooker, dishwasher and butler sink.

There is a rear vestibule area with storage cupboard.

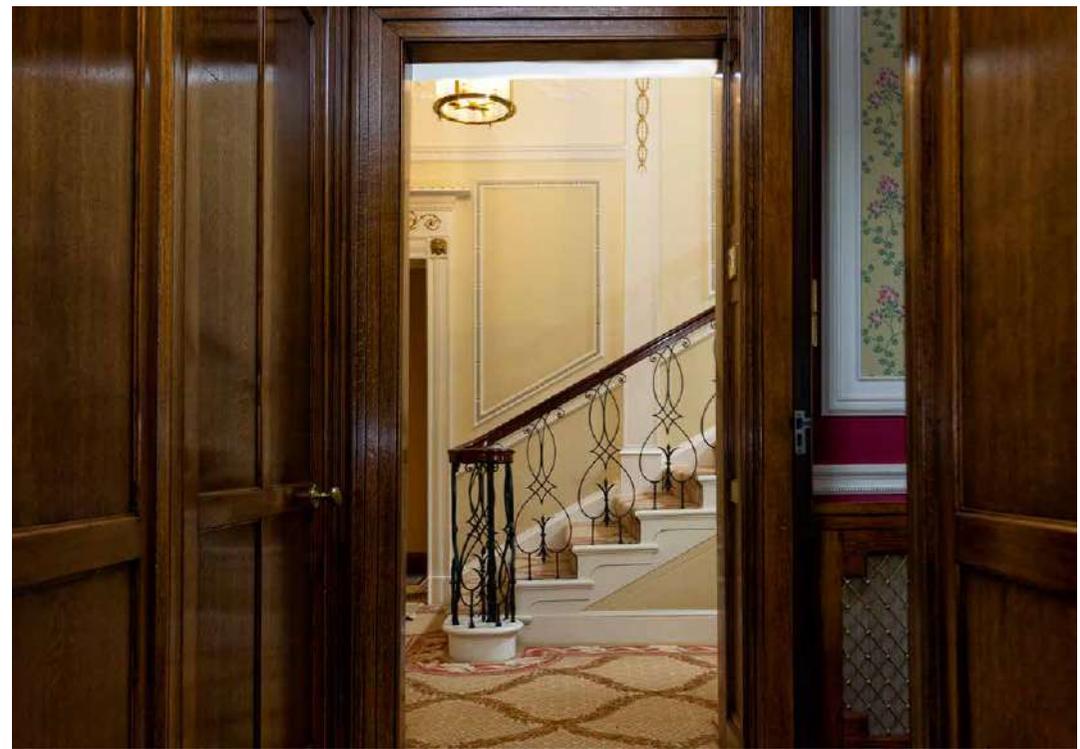
The utility room and office are accessed through the dining kitchen. The utility has a range of units and integrated washer and dryer. The office has a window with views over the front garden/courtyard.

A wood panelled inner hallway gives access to the formal dining room, which is generous in size with large windows which make it a light and airy room. Steps, with white pillars to each side, lead up to the sitting area with an open fire and built in display cabinet.

Further down the corridor the study can be found with double doors leading through to the impressive garden room, which has tiled flooring, and door on to the garden.

A downstairs W.C. and good cloaks/storage cupboards can also be found off the inner hall.







FIRST FLOOR

The staircase has a large window on the half landing area giving good light. The landing area itself has a feature archway, airing cupboard and access to the five bedrooms, three of the bedrooms having full en-suite bathrooms comprising of bath, shower, low flush toilet and double basin set in vanity unit with a marble top.

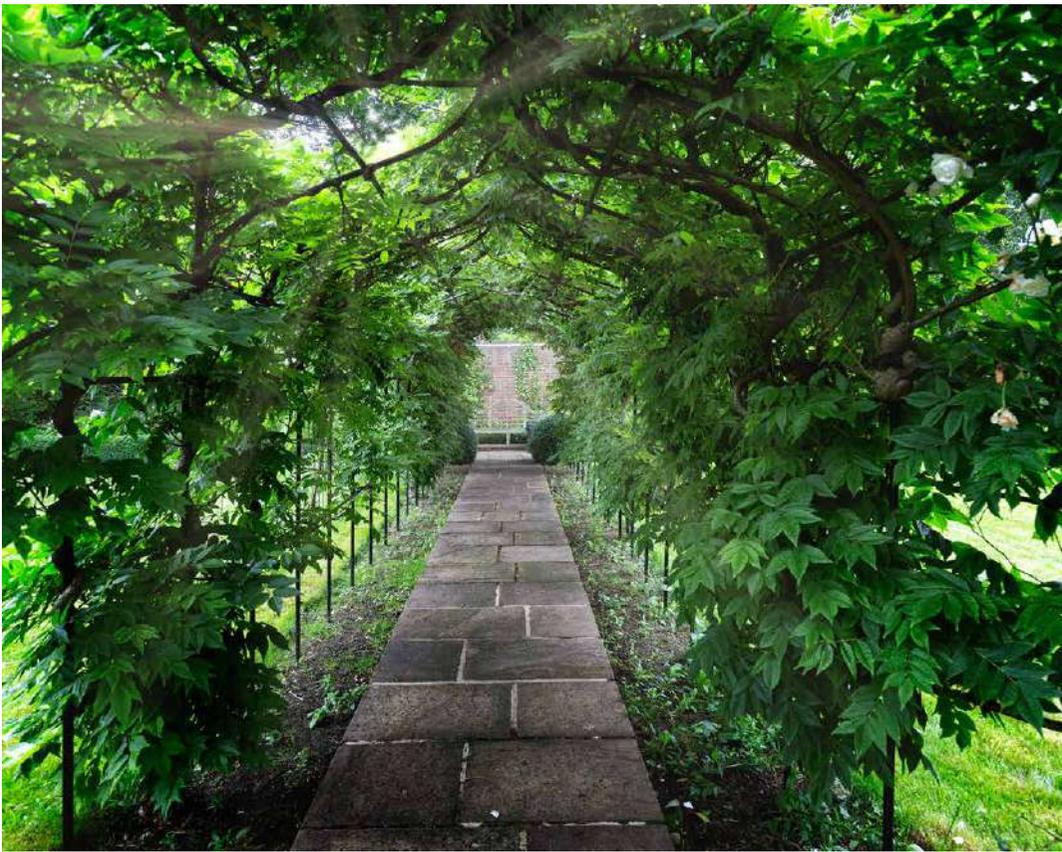
An inner hallway leads to the house bathroom also incorporating a bath, shower, low flush toilet and double wash basin, set in vanity unit with a marble top.

Stairs lead up to the second floor cinema room which has Velux windows, eaves storage and projection/home cinema system.



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EXTERIOR

The stone-built detached residence sits in gardens extending to 7.43 acres.

To the front of the property there is privet hedging, a large grassed section and seating area looking on to plants/shrubs. A pathway leads through to the large mature trees which provide a good degree of privacy.

To the side of the property is a large lawned area with an arched walkway, surrounding hedge and mature trees, as well as a large pond, secret garden and patio area.





ANNEX

A detached Annex can be found to the rear of the property, offering open plan living accommodation with a beautiful galleried landing, bathroom, kitchen and hallway with cloaks cupboard. The first floor features a generously proportioned bedroom with open-beamed ceilings.

There is a stone paved patio area to the front of the Annex.



GROUND FLOOR

MEZZANINE



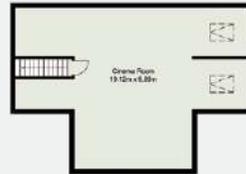
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FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR

ROOMS

Entrance Hallway	Study 5.81 x 3.69m	Bedroom 4 5.53 x 5.51m
Formal Lounge 7.21 x 5.74m	Garden Room 6.34 x 5.54m	House Bathroom 3.72 x 2.80m
Living Room 6.68 x 5.48m	Landing	Bedroom 5 4.09 x 2.74m
Kitchen Diner 5.46 x 5.43m	Bedroom 1 6.12 x 5.14m	Cinema Room 10.12 x 6.80m
Utility Room 3.66 x 5.48m	En-Suite 4.33 x 3.48m	
Office 3.76 x 3.67m	Bedroom 2 5.58 x 5.51m	
Dining Room/ Lounge 7.30 x 5.44m	En-Suite 4.31 x 3.72m	
Downstairs W.C. 3.15 x 2.30m	Bedroom 3 5.57 x 5.52m	
	En-Suite 3.72 x 2.65m	

Viewing by appointment with the joint agents:

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DISCLAIMER

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July 2020