



ROSE COTTAGE
Comersal

Carter Jonas

ROSE COTTAGE, SPEN LANE, GOMERSAL, BD19 4AB

Central Bradford – 6 miles

Central Leeds – 9.5 miles

Leeds/Bradford Airport – 10 miles

Rose Cottage is situated in the popular town of Gomersal in Kirklees, West Yorkshire which has good local amenities, restaurants, public houses and several fabulous hotels. This popular town is around six miles south from the City of Bradford which has just been awarded the City of Culture for 2025 and is around ten miles from the centre of Leeds. Gomersal which forms part of the Heavy Woollen District is close to the River Spen, the Mann Dam reservoir and has a myriad of beautiful countryside walks and cycle paths throughout the area. For commuting, Gomersal is close to the M62 motorway, is around ten miles from Leeds/Bradford Airport and has no fewer than ten railway stations between 3-8 miles in distance away.

Entrance to Rose Cottage is via electric gates and a shared driveway. Set back off the road, it is quiet, secluded and nestled within the grounds of Spen Hall.

Rose cottage is a characterful Grade II listed property of just over 1,400 sqft in size which dates back to the 1700's and is attached to Spen Hall on the East elevation, there used to be a secret doorway into the main house under the cottage stairs at one point in the past but now Rose Cottage is self-contained with three bedrooms. It is well presented throughout and briefly consists of an entrance with Yorkshire stone flagged floor with exposed brick wall, the staircase to the first floor in front, and to the left the reception room with exposed beams and feature fireplace with oak surround and mantle. There is a second sitting room/dining room also with a large stone feature fireplace, wood burner and exposed beams, this room is adjacent to the kitchen which has a door to a useful vaulted cellar, exposed beams, modern appliances, a glazed door to the walled gardens and a door at the rear to the downstairs

AN ATTRACTIVE 3 BEDROOM GEORGIAN COTTAGE WITH LARGE TRANQUIL WALLED GARDEN, SITUATED IN THE GROUNDS OF THE IMPRESSIVE GRADE II LISTED SPEN HALL AND LOCATED IN THE POPULAR TOWN OF GOMERSAL.



cloakroom with WC, with plumbing for a washing machine. The first floor comprises three double bedrooms, two with exposed beams including the generous principal bedroom, and feature fireplaces and a modern family shower room.

Behind the five-bar gate access to Rose Cottage is parking for several cars, beyond the parking is the beautiful and private walled garden with spacious deck and lawn which benefits from the sun all day through the summer months. There is a greenhouse, pretty, colourful raised floral beds, mature trees, well established borders, a stone-built barbeque with power points and there are three brick-built storage sheds.

All the chimneys have recently been ground-out and repointed and the roof overhauled.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

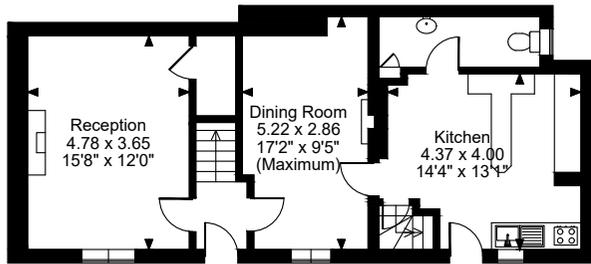
Services: The property is connected to all mains services.

Viewings: Strictly by appointment only through the selling agents – Carter Jonas – 01423 523423.

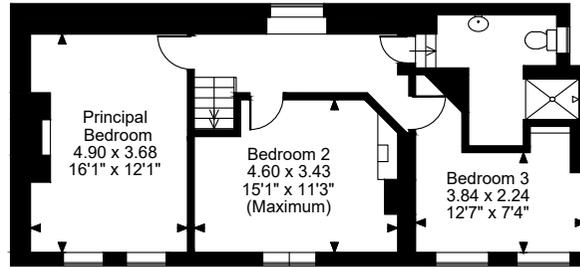
Directions - BD19 4AB: From Junction 26 of the M62 Motorway take the A638 Bradford Road into Cleckheaton, turning left onto St Peg Lane at the main junction in the centre of Cleckheaton. This then turns into Spen Bank and then Spen Lane in Gomersal, where the entrance to the property can be found on the left hand side, the lower set of electric gates and just before the entrance to the Tennis Club and Spen Nurseries.



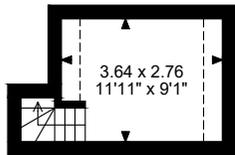
Rose Cottage, Gomersal
Approximate Gross Internal Area
Main House = 1,402 sq ft / 130 sq m
Outbuilding = 68 sq ft / 6 sq m
Total = 1,470 sq ft / 137 sq m



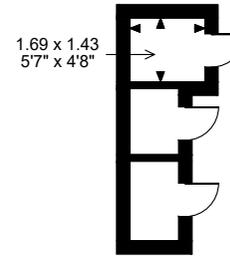
Ground Floor



First Floor



Cellar below Kitchen



Outbuilding

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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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