



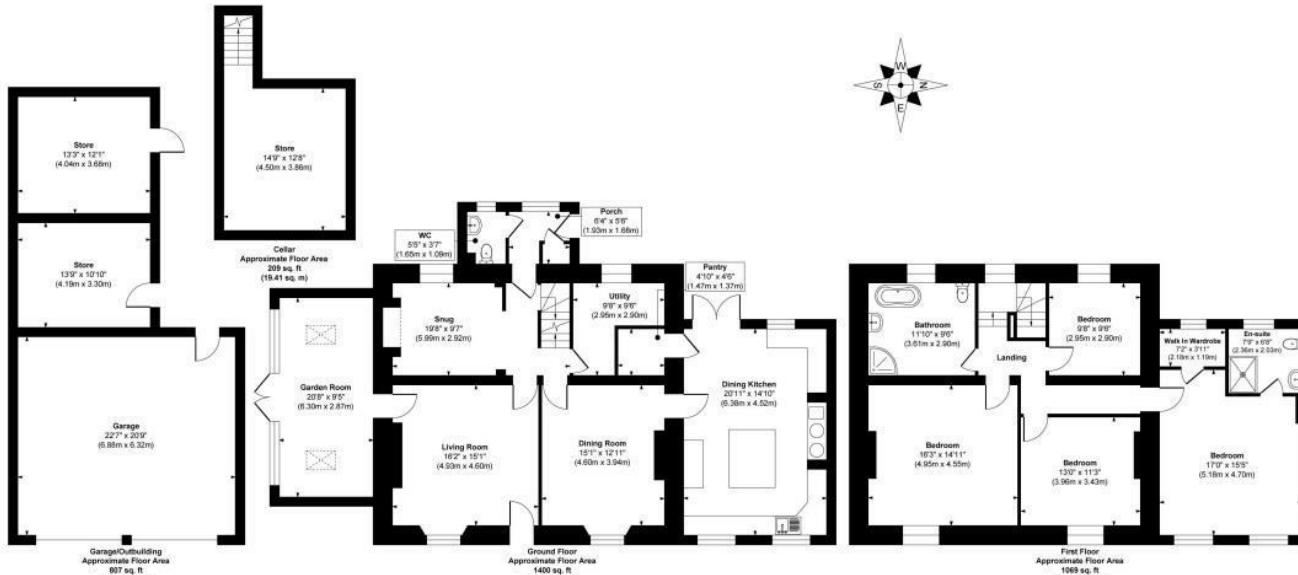
LOFTHOUSE FARM LEEDS ROAD LOFTHOUSE, WF3 3ND

**£749,950
FREEHOLD**

Seller has already secured their next home. The property is nestled in a picturesque rural setting surrounded by greenbelt land. Lofthouse Farm is a beautifully presented 1870s detached farmhouse that effortlessly blends period charm with modern comfort. Offering generous living space, bespoke finishes, and stunning views, this unique property is perfect for families or those seeking a peaceful lifestyle with room to grow. With outline planning application for 900sqft 3 bed single storey dwelling, it also presents a rare opportunity for future expansion or multigenerational families. Behind the large double garage there are 2 further rooms which were previously stables but can now be used as storage, office or gym space.

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Approx. Gross Internal Floor Area 3485 sq. ft / 323.75 sq. m (Including Outbuilding & Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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