



The Gazebo  
UPPER BATLEY





*“It has been a privilege to be the custodians of this magnificent property for so many years.  
We will be very sad to say goodbye.”*

The Gazebo, a unique historical gem, presents a rare opportunity to become the next custodian of a piece of history. With the original part of the building believed to date back to 1465, The Gazebo is reputed to be the oldest residence in the area. Its award-winning restoration has preserved its unique historical charm, with the walls resonating with the stories of past residents and the echoes of medieval banquets. The intricate diaper bond brickwork on this Grade II\* listed building is a subject of fascination among historians.



## HISTORICAL CHARM...

Stone pillars flank the entrance to the substantial driveway, which was once a railway line that led directly to London and now offers ample parking and a double garage.

Wisteria dangles playfully in the breeze around the medieval doors to what was once believed to be a private chapel or banqueting hall for the adjacent Batley Hall.



The doors offer an alternative dramatic entrance to the home, directly into the modern day dining room - perfect when hosting your own gathering with family and friends. This magnificent room has exposed beams and leaded windows with a quadruple aspect, giving a 360-degree view of the gardens and bathing the room in natural light.



*"We have hosted some of the most magical Christmas meals and dinner parties in this room."*





## REST & REFRESH...

The original part of the house later had the first floor added and its here where the principal bedroom can be found, accessed by spiral stairs offering the only first-floor space in this charming home. The vaulted ceiling rises high with exposed beams and rafters creating the grandeur that the custodian of a home like this deserves. Windows on all sides offer a panoramic view that extends across the gardens and the sunlight streams into the room throughout the day. There is an en-suite shower room with a shower cubicle, wash hand basin and WC.





## KITCHEN...

A glazed entrance hallway links the medieval hall with the modern living space. Double doors from the driveway make this the everyday entrance to the home.

With a striking modern design, the kitchen units are black on the base and white at the wall, with sparkling white worktops and a hexagonal patterned tile covering the floor. There is a double range-style cooker with a large extractor hood above. The fridge freezer and dishwasher are integrated and there is plenty of storage and workspace for a modern family to use this kitchen to full effect. A breakfast table can be positioned in front of the French doors that lead out onto the gardens giving a pleasant outlook as you enjoy your breakfast each morning.



*“It is lovely to have breakfast with the French doors open on summer mornings.”*







## LOVELY LIVING SPACES...

The living room, with its large size and full-height glazing, offers a beautiful view of the gardens. The log burner set within a brick surround creates a cosy atmosphere, perfect for winter evenings.

Beyond the living room is the fully-glazed garden room which adds a modern feel to this newer part of the home. Spanning the southern side of the property, it has an unspoilt view of the gardens and is a delightful place to spend a lazy Sunday morning with a coffee and newspaper while you watch the birds in the trees. There are electrically operated skylights, two doors that lead out to the gardens as well as access into the largest ground-floor bedroom.





## GROUND FLOOR LIVING...

Whether you like the idea of waking and spending time in the garden room, getting your early morning sunlight or require single-level access, this bedroom is a lovely sunny room with built-in wardrobes fitted to one wall. There are views directly out to the garden, where you can watch the birds flit from tree to tree from the comfort of your bed.

The inner hall is a central hub with access to the whole of the ground floor. The finish here is contemporary, with fitted cupboards, and contrasts with the medieval side. The family bathroom has a modern white suite with a bath and a separate shower. Dark grey tiles contrast with white and the wash hand basin is a marble bowl sitting atop a vanity unit. Light pours in through a glazed portion of the roof and electrically operated skylight, making it possible to lie back, relax in the bath and see the trees swaying above.

Another bedroom can be found here on the ground floor with fitted wardrobes, a window and door to the front of the property, making it ideal for alternative use as a study if you need to work from home.

From a rear hall, a useful utility room is tucked in at the rear of the double garage, with space for a washing machine and tumble dryer.







## OUTSIDE...

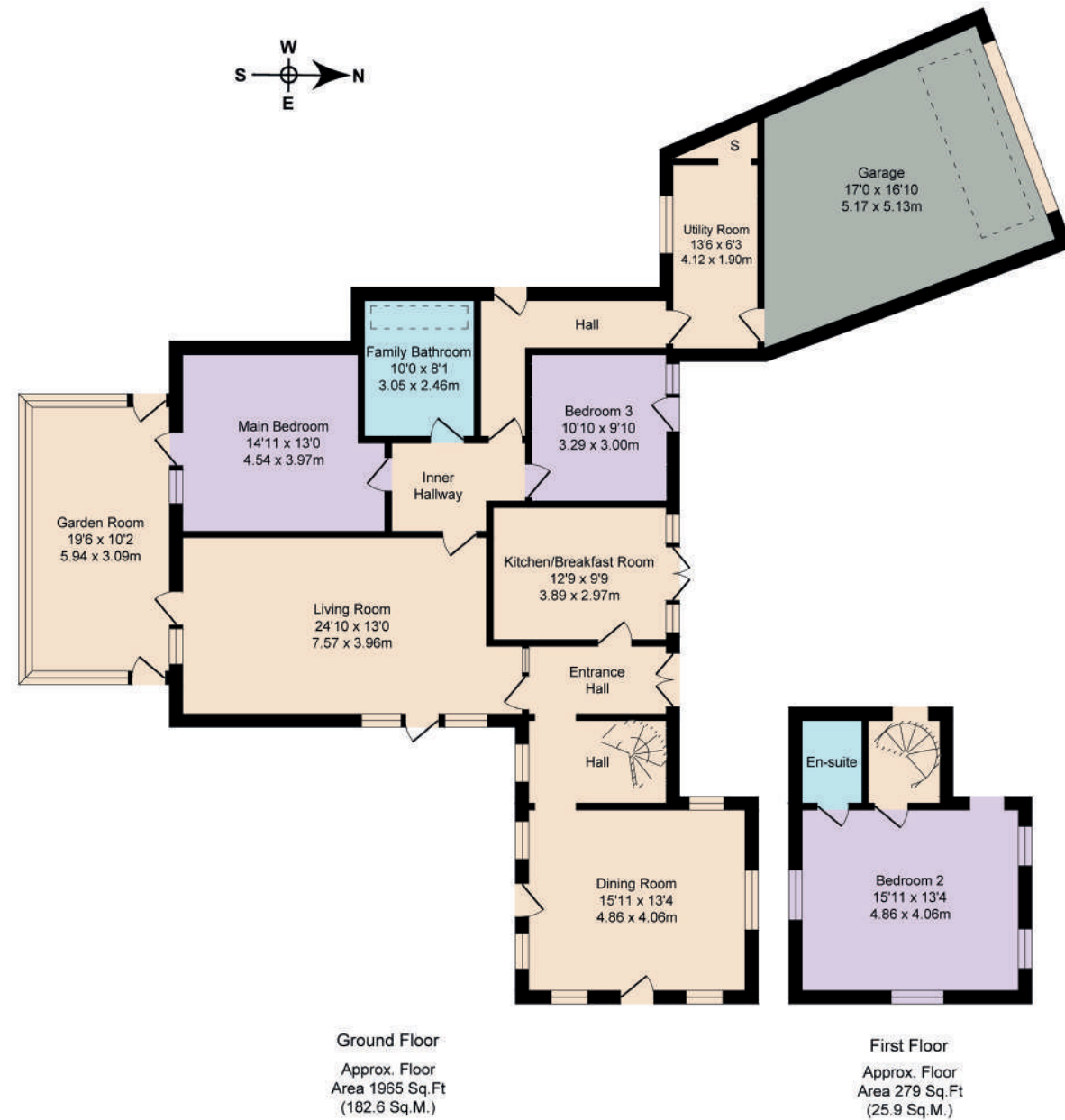
The Gazebo is positioned in the heart of a substantial plot, with lush lawned gardens embracing the property. Strategically positioned patio seating areas allow you to bask in the sun's warmth as it traverses the sky, providing the perfect spots for relaxation. The mature trees and shrubs that encircle the gardens enhance the privacy and offer a vibrant display of greenery and colour throughout the year, creating a tranquil oasis.





Total Approx. Floor Area 2244 Sq.ft. (208.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**FINER DETAILS**

- Grade II\* listed period home believed to date back to 1465
- Award winning restoration & extension
- 3 bedrooms
- 2 bathrooms
- Garden room
- Wrap-around gardens
- Private driveway & double garage
- Located in Upper Batley Conservation Area

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



**MILK:**  
Supermarkets in Batley town centre (3 mins drive)



**LOCAL SCHOOLS:**  
Windmill Primary School (Good); Batley Grammar School (Good); Batley Girls' High School (Outstanding)



**CHEMIST:**  
Several in Batley town centre (3 mins drive)



**RESTAURANT:**  
Zucchinis (Italian) & Bangla Lounge (Indian) - both 5 mins drive



**PUB:**  
The Greedy Duck on Scotchman Lane



**TAKEAWAYS:**  
Bangla Lounge; White Lee Chinese; plus, lots in Batley & Birstall



**WALK:**  
Oakwell Hall; Batley Park; Bunny Run; Howley Woods



**PUBLIC TRANSPORT:**  
Bus stop at end of Old Hall Road & Bus Station in town centre (10 mins walk)



**POI:**  
Bagshaw Museum; Red Brick Mill for high-end homeware; Howley Hall Golf Club; plus, lots of stables locally for horse lovers



**GYM:**  
Batley Sports & Tennis Centre (10 mins walk); JD Gym (5 mins drive)



