NO.50 LOWER LANE gomersal



"It is a home that feels rooted in something greater a place where every stone has a story."

A HOME WITH A STORY TO TELL...

Tucked away in the highly desirable village of Little Gomersal, this Grade II listed Georgian end townhouse stands proud, its history woven into the very fabric of the community. Built in the 1750s and once the schoolhouse of the Moravian Church, it forms part of the revered 'The Sisters' - a row of homes that once sheltered the sisters of the Moravian settlement.

Today, it offers a beautiful blend of period craftsmanship and thoughtful modern touches, with far-reaching first floor views and a setting perfect for commuters heading to Leeds, Bradford or Huddersfield.





A GRAND WELCOME AWAITS...

A wrought iron gate swings open, inviting you to climb the stone steps and follow the Yorkshire stone flagged path that winds its way through a pretty cottage-style garden and a sweep of neat lawns. The red brick facade of the Georgian townhouse rises ahead, its classic symmetry and timeless presence offering a sense of quiet grandeur.

Step inside through the traditional timber door and the spacious entrance hall invites you to pause and breathe in the character around you. Exposed timber floorboards lie underfoot, whispering of footsteps long past, while the elegant curved staircase rises ahead, a graceful sweep of craftsmanship rarely seen in homes today. With its generous proportions and welcoming light, the entrance hall also offers versatility - a perfect setting for a quiet home office or a peaceful spot to work and create.

Beneath the surface, the home offers practical spaces too - a storage cellar below the hallway forms part of a rare creeping freehold, adding a historic quirk to the home's appeal.





"On winter evenings we sit by the fire with a book and a glass of wine - it is our little piece of heaven."

LIGHT & SPACE For Living...

The lounge is a place to gather, to relax, to lose yourself in the comfort of home. A dual-aspect room filled with natural light, it features a charming stove-effect living flame gas fire. Period timber architraves wrap around the original doors, ensuring that the authenticity of the home has been lovingly preserved. Accessible from both the hall and the lounge, the dining

room brings another layer of character. The beamed ceiling and traditional fireplace with multi-fuel stove set the scene for hearty family dinners and spirited conversations long into the night. Stripped timber floorboards and a traditional timber creel clothes hanger overhead complete the picture - a room made for gathering.







"I love baking here on Sunday mornings - the smell of coffee and fresh bread fills the whole house."

A KITCHEN WITH COUNTRY CHARM...

The kitchen is a perfect marriage of rustic style and modern function. Farmhouse-inspired cabinetry is topped with striking black granite worktops, while a ceramic inset sink and elegant mixer tap bring a timeless beauty to the space. There is a gas cooker point ready for culinary adventures and plumbing for both a dishwasher and a washing machine. Underfoot, tiled flooring brings practicality and warmth.

This is a kitchen designed to be lived in, where home-cooked meals and family laughter go hand in hand.







"We wake up to birdsong and the first light touching the hills - it feels like the world is ours alone."

DREAMS ABOVE THE STAIRCASE...

Climb the gently winding staircase to a split-level landing, flooded with soft light, and discover a trio of beautiful bedrooms.

The principal bedroom is a magnificent spacious double, with two large windows that draws the eye across the landscape, offering views that stretch far beyond the village rooftops. There is a serenity to this room, a sense of place and permanence.





"The bath is my retreat after a long day a sanctuary of calm and candlelight."

A BATHROOM TO SOOTHE THE SOUL...

Two further double bedrooms offer flexibility and space, whether for family, guests or the creation of a workfrom-home sanctuary. Each room retains the classic proportions and thoughtful details that make Georgian architecture so treasured.

The bathroom offers a calm and considered space, designed for everyday comfort and simple indulgence. A freestanding oval bath invites long, leisurely soaks, while a glazed shower cubicle provides a refreshing alternative. The wash hand basin is elegantly mounted and complemented by a useful built-in storage cupboard for towels and essentials. Traditional touches remain, with tiled flooring underfoot and a charming heated towel rail finished with white columns and polished chrome pipework, blending classic style with everyday practicality.





"The garden is where we eat al fresco all summer - the sun seems to stay just a little longer here."

GARDENS THAT **INVITE YOU TO STAY** A LITTLE LONGER...

Step outside and the magic continues. To the front, a beautifully landscaped south-facing garden welcomes the sunshine, with manicured lawns bordered by cottage-style planting that brings colour and charm throughout the seasons. A paved patio area offers the perfect spot for morning coffee or lazy afternoons. Beyond the garden, a pretty gated archway leads invitingly to the rear, creating a sense of gentle flow between the spaces.

A shared driveway to the rear leads to a tandem parking space and a generously-sized single garage, ensuring practicality never gets overlooked.

Beyond the parking, steps lead up to a raised terraced garden - a secluded paved seating area where you can while away the hours with friends, a book or simply your own thoughts.





A LIFE WELL LIVED...

This wonderful home offers far more than walls and a roof. It offers a piece of history, a place of beauty, and a lifestyle full of comfort and charm. Its setting, so convenient for commuters yet so peaceful in character, strikes the perfect balance between countryside and city life.

Whether it is the rich Georgian detail, the connection to the Moravian heritage or simply the warmth that fills each room, this home stands as a testament to the enduring appeal of places crafted with care and lived in with love.





Total Approx. Floor Area 1716 Sq.ft. (159.4 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 Georgian end townhouse
- 3 bedrooms
- I bathroom
- 2 reception rooms
- Gardens to front & rear
- Off-street parking & single garage
- Desirable location in Little Gomersal
- All mains services







Garage

Approx. Floor

Area 130 Sq.Ft (12.1 Sq.M.)

Approx. Floor Area 154 Sq.Ft (14.3 Sq.M.)



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...





WALK: Down the fields to Littletown and along the Spen Valley Greenway



PLACES TO EAT: Grand Cru, Birkenshaw; Healds Hall Hotel, Liversedge



PUB: Bulls Head Inn or The Wheatsheaf - both serve good food & a variety of ales



Oakwell Hall & Country Park



bus stops nearby to Leeds & Bradford







GYM: Spen Valley Leisure Centre (1 mile)



MILK: Asda or Sainsbury's at Gomersal Hill Top (0.5 mile)



LOCAL SCHOOLS: Gomersal St Mary's CofE Primary; Spen Valley High School or Heckmondwike Grammar School (all rated 'Good')



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presented by





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