



A VICTORIAN HOME AT THE HEART OF THE VILLAGE

Springfield Cottage has been a family home for generations. Dating from around 1880–1890 and set within the historic Tong Village Conservation Area, it combines the proportions and character of its Victorian origins with a wonderfully sociable arrangement of living spaces.

For the current owners, who have lived here for 18 years, those spaces have accommodated everything from everyday family life to larger celebrations with children, grandchildren and friends. With three double bedrooms, three bathrooms and three reception rooms, there is already plenty of space. There is also genuine opportunity for its next owners to enhance the interiors and shape the home around their own way of living.





AT THE HEART OF THE HOME

A dark green door with leaded glazing provides a fitting introduction. Beyond the porch, flagstone flooring, exposed stone and traditional joinery give an immediate sense of the home's character, with the entrance leading naturally into the kitchen.

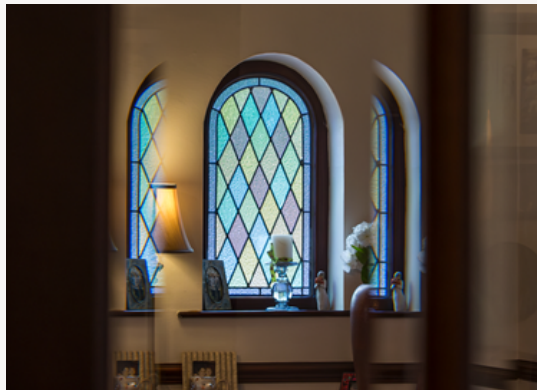
Updated around four years ago, the kitchen combines light grey Shaker cabinetry with wood-effect worktops, deep green tiled splashbacks and rustic stone flooring. A central island provides space for informal breakfasts and conversation, with brushed-metal pendant lights overhead.

An induction hob, eye-level double oven and grill, integrated dishwasher and ceramic sink are joined by a pantry alcove with space for an American-style fridge-freezer. Alongside, a separate utility provides further cabinetry and appliance space, internal access to the garage and a ground floor WC.

“The kitchen and all the rooms around it have worked so well for us. When everyone is here, we can all be doing different things but still feel together.”



MADE FOR GATHERING



The way the reception rooms connect is one of Springfield Cottage's greatest strengths. Immediately adjoining the kitchen, the snug provides an informal place to sit but would work equally well as a dedicated dining room, creating a natural link between the kitchen and principal living room.

Flagstone flooring and traditional timber detailing give the room character, while glazed double doors open into the living room and French Doors connect with the conservatory. It is an arrangement that allows the rooms to be enjoyed separately or opened up when family and friends come together.

The principal living room has the generous proportions of a Victorian home, with a high coved ceiling and a handsome carved timber fireplace with decorative tiled detailing. Arched stained-glass windows flank the fireplace, adding colour and individuality.

A SENSE OF ARRIVAL



Added in the 1990s, the conservatory provides another substantial living space. There is room for both dining and relaxed seating, while a log burner makes it somewhere to enjoy throughout the seasons. Patio doors open directly outside, extending the entertaining space into the garden during warmer months.

A second entrance hall reveals one of the home's most impressive architectural features. The staircase rises beneath a brass chandelier, with dark timber balustrades continuing onto the first-floor gallery.

French Doors provide another connection with the conservatory, while an adjoining room is currently arranged as a study. It offers useful additional space away from the principal reception rooms, whether retained as a home office or given an entirely different purpose.





A SUITE WITH A VIEW

The principal suite occupies a particularly appealing position upstairs. Dual-aspect leded windows look across the rear garden towards the farmland beyond, while an entire wall of fitted wardrobes provides extensive storage.

The en-suite has twin basins set within dark timber cabinetry, a walk-in shower and fitted mirror. A walk-in airing and boiler cupboard provides further practical storage

“
I still love opening the curtains and looking out across the garden to the fields. After 18 years, it's a view I've never tired of. ”



ROOM FOR EVERYONE

The remaining two bedrooms are both doubles and each has fitted wardrobes. One also has its own en-suite shower room, making it particularly useful for older children or overnight guests.

The house bathroom includes twin vanity basins, a panelled bath with rainfall shower, WC and bidet. With three bathrooms in total, plus a downstairs WC, the first floor works particularly well for family life and visiting guests.



BEYOND THE BACK DOOR

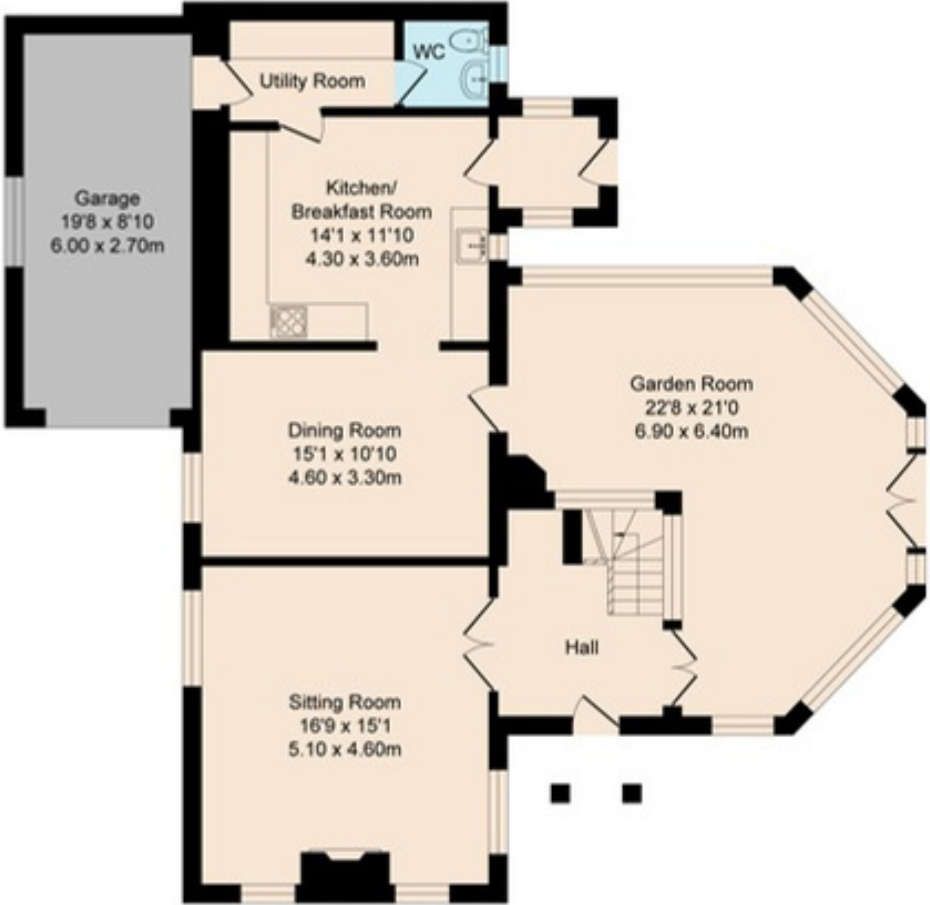
The gardens have been an important part of life at Springfield Cottage. Facing south-east and bordered by tall established hedging, the rear garden feels private while looking beyond towards neighbouring farmland.

A pergola sits over part of the dark slate terrace, creating a sheltered setting for outdoor dining, morning coffee and long summer evenings. Lawns, mature planting, rockeries and established trees continue around the home, with another seating area tucked beyond an arch of planting.

“We’ve had so many family get-togethers out here. In summer we sit under the pergola for hours, and with the fields behind us it can feel wonderfully peaceful.”

Behind wooden privacy gates, a sweeping cobbled driveway and courtyard provide private parking for three cars. There is separate driveway access to the garage, together with a garden shed and further outbuilding providing useful storage.

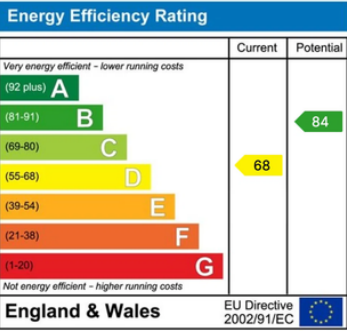




Ground Floor
Approx. Floor
Area 1351 Sq.Ft
(125.5 Sq.M.)



First Floor
Approx. Floor
Area 784 Sq.Ft
(72.8 Sq.M.)



FINER DETAILS

- Spacious semi-detached period family home
 - 3 double bedrooms
 - 3 bathrooms including 2 en suites and downstairs WC
 - 3 reception rooms
 - Garage with driveway access and additional private parking for 3 cars
- Sought after village location
 - Scope for further enhancement opportunities
 - Outbuildings including garage and shed
 - South east facing rear garden overlook countryside views
 - Main Services

ASK THE OWNERS

Where do I go when I need...



Meal out?

Cook House Bar & Kitchen, The Manor Golf CLub (8 min drive)



A walk?

The bridlepath next to the house has a walk through to Drighlington and connects to the Leeds Country Way



Chemist?

Well Pharmacy (8 min drive)



Milk?

Lane End Farm Shop (4 min drive)



Schools?

Drighlington Primary School (10 min drive) BBG Academy (10 min drive)



Transport?

Bus services - connections towards Bradford & Leeds ; New Pudsey Railway Station - rail connections to Leeds, Bradford and beyond. (10 min drive)



Gym?

Strength Pro Gym (15 min drive)



Takeaway?

Triumph Fisheries (8 min drive) Pizza Corner (10 min drive)



Pub?

The Greyhound (3 min walk)



POI?

Great local walks and golf clubs

**Springfield Cottage
66 Tong Lane
Tong Village
BD4 0RX**



WHAT3WORDS: [///secret.moving.mostly](https://secret.moving.mostly).

To view Springfield Cottage

Call: 0113 460 1827

WhatsApp: 07398 748511

Email: hello@mrandsrchild.com

Mr & Mr Child
Quintessentially Different