



YORKSHIRE'S
FINEST
HOMES COLLECTION



Almshouse Lane, Newmillerdam

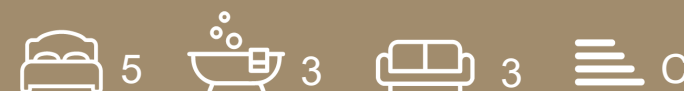
Offers In The Region Of

£1,250,000

- Exceptional five-bedroom detached residence set within approx. 1.8 acres
 - No upper chain
- Elegant sitting room with feature fireplace and media wall
- Beautifully maintained gardens with mature planting and fruit trees
- Excellent transport links to Wakefield, Leeds and London
 - Close to highly regarded local schools

A remarkable five-bedroom residence set within approximately 1.8 acres of beautifully maintained grounds, this immaculate home offers an exceptional blend of space, style and comfort.

At its heart lies a superb open-plan kitchen and dining area, thoughtfully designed to flow effortlessly into a formal dining space – ideal for both everyday family living and larger-scale entertaining. A beautifully appointed sitting room, complete with an elegant feature fireplace, provides a warm and inviting setting in which to relax.



Entrance

Double doors open into a magnificent entrance hallway, offering a warm and impressive welcome to this splendid home. A striking timber and glass banister staircase sweeps gracefully to the first floor, complemented by beautiful wooden flooring and crisp, modern décor throughout.

Kitchen Dining

An outstanding kitchen-diner forms the heart of the home, showcasing sleek, high-end units and a fabulous central island-perfect for pre-dinner drinks and nibbles. This impressive space is fully equipped with stylish integrated appliances, including two double ovens, a microwave, a storage drawer, two fridges, a freezer, and a premium hob paired with a extractor fan.

A dedicated dining area offers a superior space for entertaining and creating special memories, enhanced by full-height doors that open onto the garden, seamlessly blending indoor and outdoor living. Floor-to-ceiling windows flood the space with natural light and frame delightful views of the surrounding grounds.

Sitting Room

Flowing seamlessly from the kitchen-diner is the outstanding sitting room, tastefully styled with elegant décor and a stunning media wall. A feature fireplace creates a warm and inviting atmosphere-ideal for cosy evenings and relaxed family time. A large window frames beautiful views of the grounds, filling the space with natural light and enhancing the serene ambiance.

Utility Room & Boot Room

A side entrance door opens into a practical and stylish boot room-ideal for storing coats, boots, and outdoor gear after countryside walks or horse riding. This space leads into a meticulously designed utility room, finished to the same high standard as the kitchen, offering excellent functionality without compromising on style.

A further door opens to a guest cloakroom, featuring a beautiful, ultra-modern suite that adds both convenience and elegance to the ground floor.





Master Suite

As our measurements suggest, this is a truly grand master suite, meticulously styled with elegant décor and an impressive sense of space. A pendant of fitted wardrobes offers ample storage without encroaching on the room's generous proportions, while the dedicated dressing area feels like a room in itself.

Patio doors open out to the rear garden, seamlessly blending indoor and outdoor living and providing the perfect spot to sit and relax. The suite is further enhanced by a luxurious en-suite shower room, featuring a spacious walk-in shower with dual shower heads, exquisite tiling, a dual wash basin set into a vanity unit, and a sleek, low-level WC. Obscure windows allow natural light to flow in while maintaining privacy. This exceptional space could also serve as a self-contained annex-ideal for multigenerational living or accommodating guests in style.

Bedroom two

Also located on the ground floor is a fabulous guest bedroom suite, styled with crisp, modern décor and fitted furniture that blends practicality with sophistication. This serene space enjoys stunning views, creating a peaceful retreat for visiting guests or extended family.

A door leads to an ultra-impressive, immaculate shower room, featuring a sleek walk-in shower with a dual-headed fitting, a stylish wash basin set into a vanity unit, and a contemporary low-level toilet.

First Floor Landing

A sweeping staircase leads to a fantastic first-floor landing, spacious enough to create a room within itself-ideal as a reading nook, study area, or simply a tranquil space to pause and enjoy the surroundings. Skylights cascade an abundance of natural light, while offering picturesque views of the grounds beyond.

Fitted cupboards provide excellent storage, and the continuation of the beautiful wooden flooring ties the space together with a sense of elegance and cohesion.

Bedroom Three

A generously sized double bedroom, lovingly styled with fabulous décor that creates a warm and inviting atmosphere. A skylight not only floods the room with natural light but also offers charming, far-reaching views-making this a serene and restful space.

Bedroom Four

Another desirable and well-proportioned double bedroom, beautifully styled with tasteful décor and a clever use of space. A side elevation window frames far-reaching views, enhancing the room's light and airy feel. Storage is thoughtfully integrated under the eaves, maintaining the sense of openness, while the overall ambiance creates a charming and relaxing retreat.

Bedroom Five

A small bedroom/office offers excellent potential for customisation to suit your needs.

Bathroom

Serving this floor is a luxurious four-piece bathroom suite, designed for both relaxation and functionality. It features a deep sunken bath, a step-in shower with dual shower heads, and a stylish circular wash basin set into a vanity unit. A sleek low-level toilet completes the space, all finished to the highest standard for ultimate comfort and style.

Plant Room

Also situated on this floor is a practical boiler room, ideal for both storage and drying laundry. This versatile space adds convenience, offering an efficient area for managing household tasks.



The Grounds

Electric gates open to reveal this impressive property, beautifully positioned within approximately 1.8 acres of private grounds. Expansive, well-maintained lawns envelop the home, creating a sense of space and tranquillity, while a variety of mature borders provide colour and structure throughout the seasons. Established fruit trees, including apple, plum and cherry, add both charm and character to the landscape.

A generous driveway offers extensive off-road parking for multiple vehicles, enhancing both practicality and the property's striking first impression.

Surrounding Area:

The property enjoys an enviable setting just a five-minute walk from Newmillerdam Country Park, renowned for its picturesque lake, woodland trails and an abundance of walking and cycling routes. The area perfectly balances a semi-rural lifestyle with everyday convenience.

Commuters benefit from excellent connectivity, with major road networks and rail links located just 2–3 miles away. Nearby, Wakefield provides direct train services to London, while both Wakefield and Leeds are easily accessible for work, shopping and leisure.

Families are particularly well catered for, with a wide selection of highly regarded primary, secondary and independent schools available within the surrounding area, making this an ideal location for a range of buyers.

ADDITIONAL INFORMATION

Council Tax: F

EPC: C

Tenure: freehold

Parking: Off road parking

UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: : Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







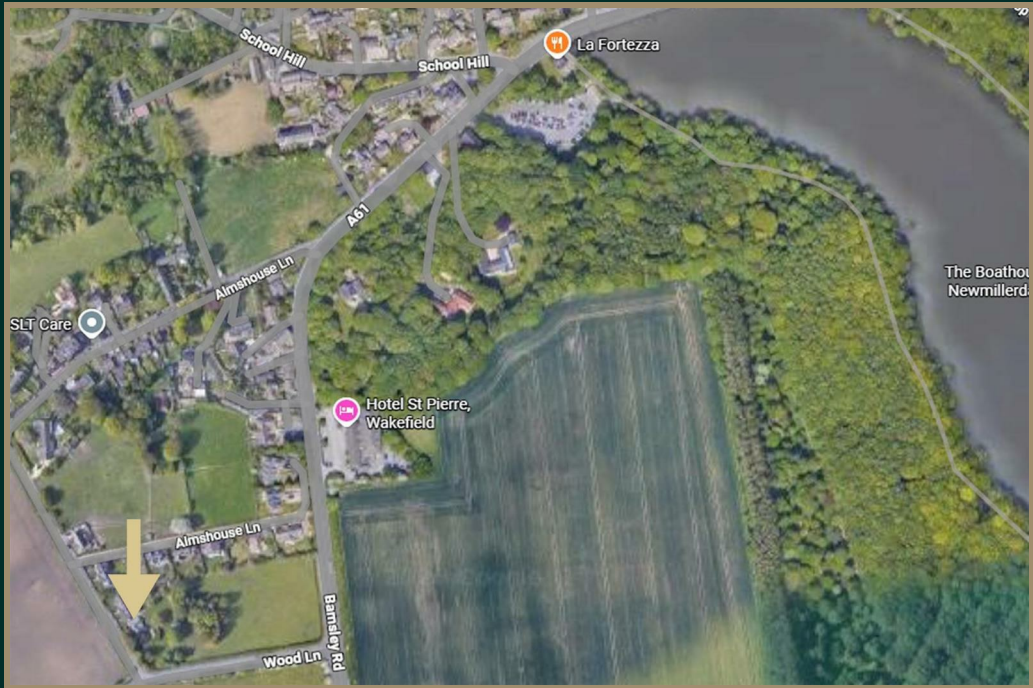










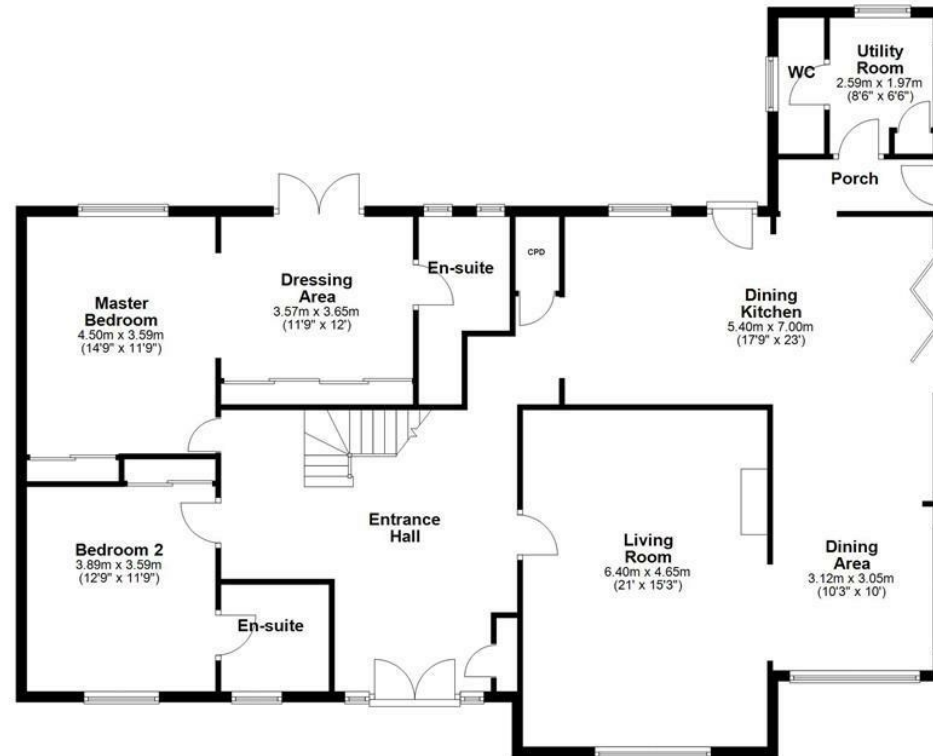






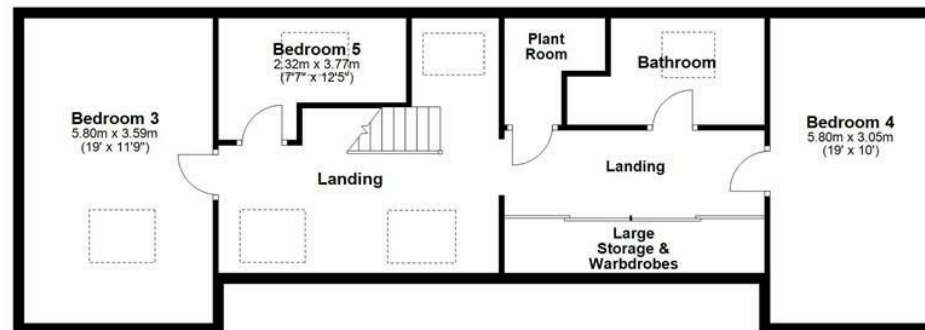
Ground Floor

Approx. 168.1 sq. metres (1809.7 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.1 sq. feet)



Total area: approx. 257.8 sq. metres (2774.8 sq. feet)



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To view Almshouse Lane, Newmillerdam
Call 01484 432 773
Email sales@yorkshiresfinest.co.uk