



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

**Barnsley Road**  
Newmillerdam, Wakefield





## Barnsley Road

Newmillerdam, Wakefield

Offers In Region Of £1,495,000

A UNIQUE HOMESTEAD COMPRISING OF THE FORMER GATE HOUSE TO THE PILKINGTON ESTATE, A SEPARATE DETACHED HOUSE AND A FURTHER LARGE DETACHED BUILDING WHICH WOULD MAKE AN IDEAL ENTERTAINING ROOM OR BUSINESS OFFICES.



Tucked away behind a secure gated entrance with substantial driveway and parking area, the three buildings are located on a plot of approx. ¾ acre including expansive sweeping verdant lawned gardens and private mature boundaries which back onto, with potential access into Kings Wood and onto the stunning Newmillerdam Lake.

The square footage of the buildings in total extends to just under 4000 square feet.

### **THE GATE HOUSE**

Forming the principle residence this period property offers an excellent family home with four generous bedrooms and four bathrooms, three of which are ensuite. There are three bedrooms and



three bathrooms to the ground floor in addition to the first floor there is a guest suite with its own bathroom. The Gate House has stone tiled flooring throughout most of the ground floor and an elegant sitting room with dining area which are open plan to the bespoke fitted kitchen has a range of Smeg integrated appliances, granite worksurface and wine fridge.

### **THE LODGE**

A detached property for wider family occupation with scope to join to the Gate House via a glass corridor. Being fully self contained with a large open plan dining kitchen and living area as displayed by our photographs and floor plan. The kitchen has a range of Smeg integrated appliances and has sliding patio doors onto the southerly facing garden. To the first floor there are two double bedrooms served by a modern shower room.

### **ENTERTAINMENT / OFFICE BUILDING**

Of solid construction, this blank canvass offer scope for the buyer to utilise this as a games room, entertainment room, offices for business, gymnasium or even a bungalow for dependant relatives subject to planning permission.

### **EXTERNAL**

The private grounds make this homestead an enviable location which is enhanced by a large York stone flagged al fresco dining terrace and a separate vehicular gated entrance to the other side of the grounds.

### WHAT3WORDS

///busters.headed.valuables

### 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.

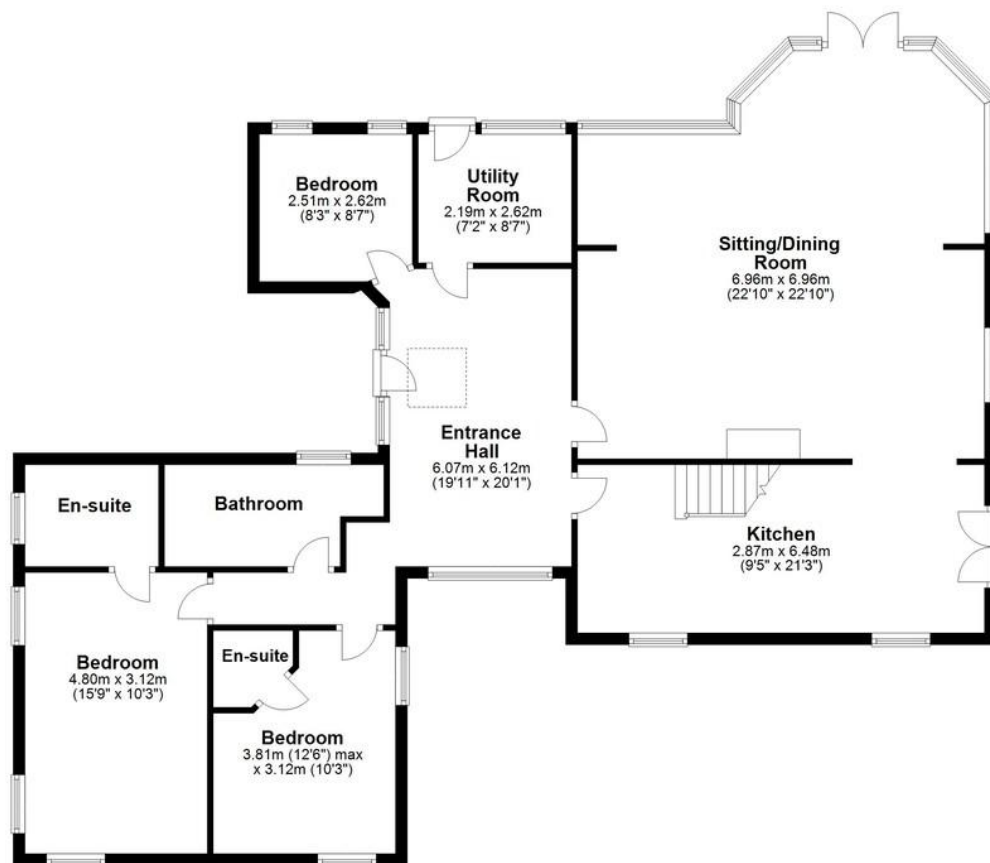
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES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





### Ground Floor Main House

Approx. 134.1 sq. metres (1443.6 sq. feet)



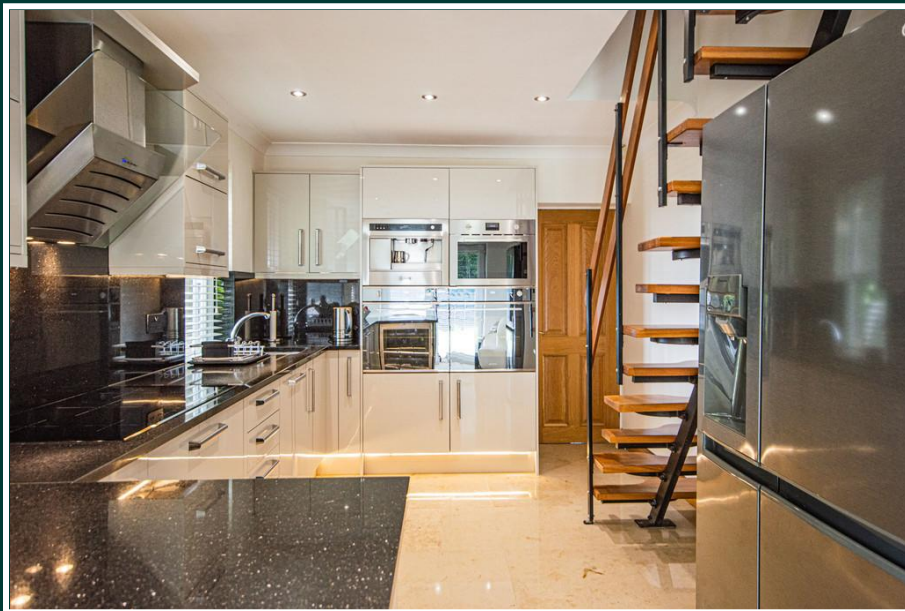
### First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 172.3 sq. metres (1854.3 sq. feet)





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