

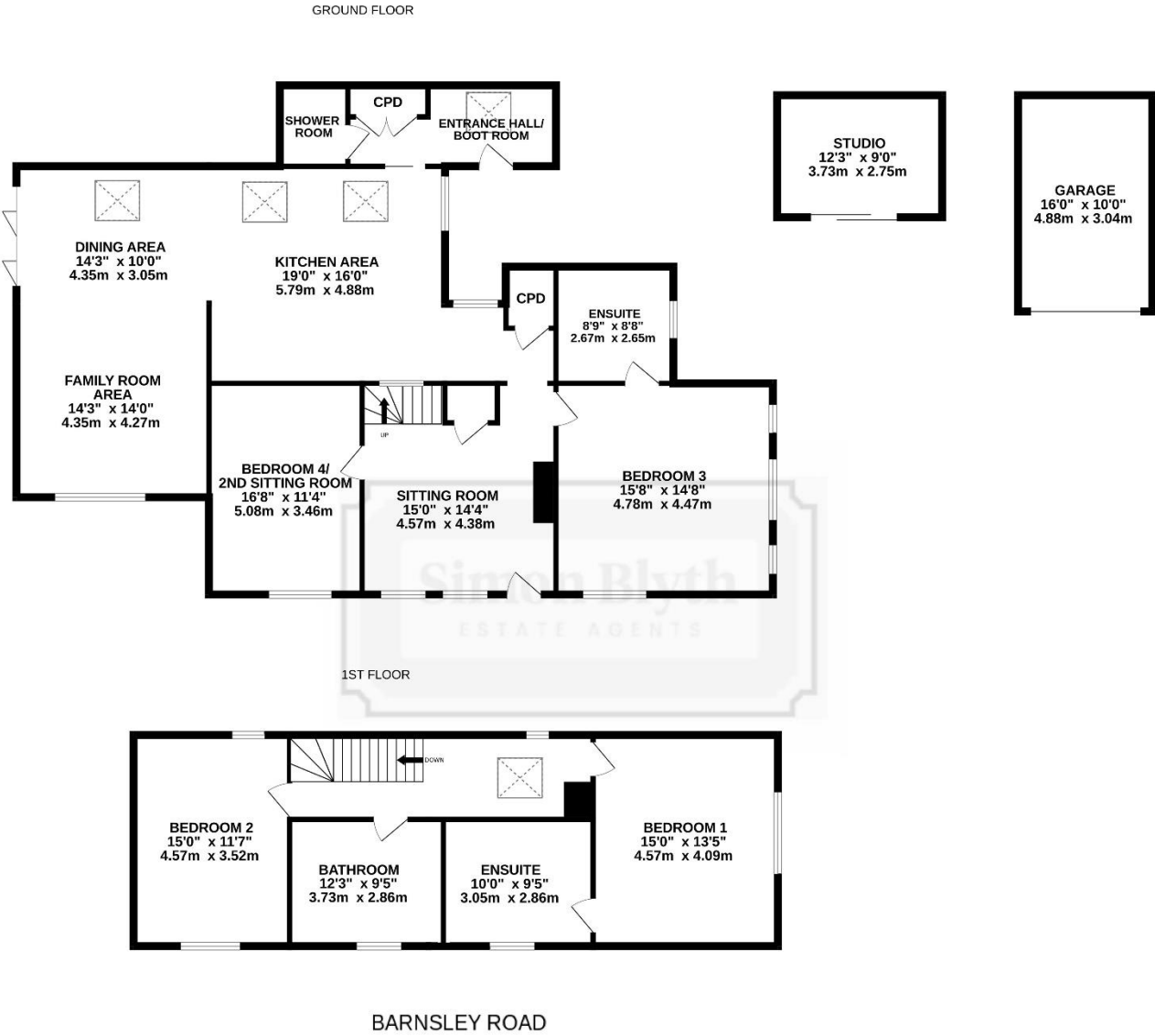


**Simon Blyth**  
ESTATE AGENTS

**THE COTTAGE, BARNSLEY ROAD, NEWMILLERDAM, WAKEFIELD, WF2 6QE**



The Cottage, Barnsley Road, Newmillerdam, Wakefield, WF2 6QE



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## PROPERTY DESCRIPTION

A MUST VIEW TO BE TRULY APPRECIATED IS THIS BEAUTIFULLY RESTORED, DETACHED, PERIOD RESIDENCE, NESTLED BETWEEN THE POPULAR VILLAGES OF SANDAL AND NEWMILLERDAM. HAVING UNDERGONE A FULL PROGRAMME OF RENOVATION BY REPUTABLE LOCAL BUILDERS, AND DESIGNED BY AWARD WINNING ARCHITECTS, 'THE COTTAGE' OFF OF HERON DRIVE CHARACTER CHARM, HAVING HAD OVER £500,000 OF IMPROVEMENTS. THIS GRADE II LISTED HOME IS BELIEVED TO DATE BACK TO CIRCA 1654 AND HAS VERSATILE AND SPACIOUS ACCOMMODATION AND OCCUPIES A SUPERB ELEVATED PLOT. THE COTTAGE BOASTS A MULTIPURPOSE STUDIO IDEAL FOR HOME WORKING AND THE MAIN RESIDENCE BENEFITS FROM A COMPREHENSIVE CONTROL4 HOME AUTOMATED SYSTEM.

The property in brief comprises of utility room/boot room, ground floor shower room, open-plan breakfast-kitchen, open-plan living/dining room, family room, second sitting room/bedroom four, and bedroom three with ensuite shower room to the ground floor. To the first floor there are two further double bedrooms and the house bathroom, with bedroom one having ensuite shower room facilities. Externally there is a ample off street parking, a garage, lawn gardens wrap across the front of the property and open out to an impressive patio area to the side. To the rear is a meticulously designed, tiered garden with the benefit of a garden room/treatment room which offers another degree of flexible accommodation. Viewings are a must in order to truly appreciate the quality of accommodation on offer and the pleasant views this home enjoys across the valley.

**Offers Over £900,000**

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## ENTRANCE HALL/BOOT ROOM

**Measurements – 15'05" x 6'0" (4.70m x 1.83m)**

Enter into the property through a double-glazed front door into the boot room/utility area. There is part timber block flooring and attractive porcelain tiles throughout the remaining areas, a roof lantern provides the boot room with a great deal of natural light and there is underfloor heating, inset spotlighting to the ceilings and oak doors providing access to the plant room, ground floor shower room and a sliding oak door proceeds into the open plan dining kitchen and family room. There is plumbing for a washing machine and space for a tumble dryer.



## GROUND FLOOR SHOWER ROOM

**Measurements – 6'00" x 5'00" (1.83m x 1.52m)**

The ground floor shower room features a modern white three-piece suite which comprises of a low-level W.C with push button flush, a pedestal wash hand basin with chrome monobloc mixer tap and a step in shower cubicle with thermostatic shower. There is attractive brick effect tiling to the half levels and splash areas, automatic motion censored inset spotlighting to the ceilings, an extractor fan, and a chrome ladder style radiator.





## OPEN PLAN DINING KITCHEN AND FAMILY ROOM

The open plan dining kitchen and family room is sure to impress which benefits from a wealth of natural light which cascades through the double-glazed skylight windows, double glazed rooflights and double-glazed picture window to the side elevation.

## OPEN PLAN DINING KITCHEN

### KITCHEN AREA

**Measurements – 19'00" x 16'00" (5.79m x 4.88m)**

The kitchen features a range of high quality fitted wall and base units with high gloss cupboard fronts and with complimentary work surfaces over which incorporate a single bowl composite Blanco sink unit with brushed steel Quooker tap over. The kitchen is well equipped with high quality appliances, including a five ring Neff induction ceramic hob with a modern extractor hood landing with light function above and a shoulder level oven housing unit with Neff slide and hide ovens and warming drawer, with an attractive ceramic splashback with integrated smart TV function built in, soft closing doors and drawers, a useful pantry unit and a breakfast island with cupboards under and slide and hide power points. There is a built in integrated fridge unit and freezer unit and built in dishwasher, an attractive exposed stone wall with a set of windows with leaded detailing which has views across into the sitting room and landing and the kitchen area seamlessly leads into the open plan dining and family room.









## DINING AREA

**Measurements – 14'03" x 10'00" (4.34m x 3.05m)**

The attractive tiled flooring with underfloor heating continues through from the kitchen and the bank of bifold doors with integral blinds, seamlessly lead out onto the fantastic patio.

## FAMILY ROOM AREA

**Measurements – 14'03" x 14'00" (4.34m x 4.27m)**

The family room again, benefits from a wealth of natural light with floor to ceiling bank of windows to the front elevation which provide the room with a great deal of natural light and also privacy. There is a rooflight, partly exposed stone wall, and again, the attractive tiled flooring with underfloor heating continues through from the dining area.









## SITTING ROOM

**Measurements – 15'00" x 14'04" (4.57m x 4.37m)**

The sitting room is brimming with charm and character with gorgeous solid oak parquet flooring, and exposed timber beams and batons to the ceilings. There are twin windows with leaded detailing and quaint window seats beneath to the front elevation, both of which provide an open aspect view across the property's front gardens and the woodland backdrop. There are doors which provide access to two ground floor double bedrooms, a useful understairs storage cupboard and a doorway proceeds into the open planning dining kitchen and the family room. There is an external timber and multi panel and glazed door to the front elevation with Yorkshire stone flagged flooring to the front and the focal point of the room is the period, inglenook stone fireplace with Clearview, multifuel burning stove which is set upon a raised stone hearth.





### BEDROOM THREE

**Measurements – 15'08" x 14'08" (4.78m x 4.47m)**

Bedroom three is a light and airy double bedroom with dual aspect windows to the front and side elevations, the bank of windows to the front elevation has leaded detailing and there are three sets of windows to the side elevation with the central bank with gorgeous stone Mullions and stone surrounds and fabulous window seat under. There is attractive oak flooring, exposed timber beams and batons to the ceilings, underfloor heating and a door provides access to the en-suite shower room.





## BEDROOM THREE EN SUITE SHOWER ROOM

**Measurements – 8'08" x 8'09" (2.64m x 2.67m)**

The en-suite shower room features a white modern, three-piece en-suite which comprises of a wall hung wash hand basin with vanity unit under, chrome mixer tap and brick effect tile splashback, a low-level W.C with concealed cistern and push button flush, and a walk in shower cubicle with electric Aqualisa shower and brick effect tiled surround. There is a four-panel window to the side elevation, attractive stone flagged flooring, inset spotlighting to the ceilings, and an extractor fan.



## BEDROOM FOUR

**Measurements – 16'08" MAX x 11'04" (5.08m x 3.45m)**

Bedroom four is a generous proportioned double bedroom which has ample space for freestanding furniture, there is a bank of windows to the front elevation with leaded detailing which provide pleasant open aspect views. There is an exposed timber beam and part exposed baton to the ceilings, attractive oak flooring, and inset spotlighting to the ceilings.



## FIRST FLOOR GALLERIED LANDING

**Measurements – 18'02" x 5'10" (5.54m x 1.78m)**

Taking the oak stairwell to the first floor you reach the landing which has an impressive, exposed timber truss to the ceilings, a partly exposed stone wall and attractive oak flooring. There are doors providing access to two double bedrooms and the house bathroom. The landing is a light and airy with windows to the rear elevation with leaded detailing and a double-glazed skylight window to the roofline. There is an oak banister with oak balustrade and a useful under eaves storage area.



## BEDROOM TWO

**Measurements – 15'00" x 11'07" (4.57m x 3.53m)**

Bedroom two is a light and airy dual aspect double bedroom which has ample space for freestanding furniture. There is a vaulted ceiling with inset spotlighting and two ceiling light points, partly exposed timber beams on display and from the window to the front elevation there are pleasant open aspect views across Barnsley Road and of the woodland backdrop. The attractive oak flooring continues through from the landing and there is a loft hatch providing access to a useful attic space and underfloor heating.







## HOUSE BATHROOM

**Measurements – 10'00" x 9'05" (3.05m x 2.87m)**

The house bathroom features a white four-piece suite which comprises of a broad wash hand basin set upon a marble top with chrome supports, a low-level W.C. with raised cistern and push button flush, a double ended roll top bathtub with shower head mixer tap and a quadrant style wet room shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is attractive part tiled and part mosaic tiled flooring, with contrasting brick effect tiling and detailing to the half level on the walls. There is recessed ambient lighting around the bathtub and shower, and there is inset spotlighting to the ceilings, an extractor vent, a vertical column radiator with chrome towel rail and a window to the front elevation with secondary glazing with obscured glass.



## BEDROOM ONE

**Measurements – 15'00" x 13'05" (4.57m x 4.09m)**

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a beautiful bank of Mullion windows to the side elevation, inset spotlighting to the ceiling and a central ceiling light point. The focal point of the room is the impressive period stone fireplace with cast iron open fire, which is set upon a raised stone hearth, the attractive oak flooring continues through from the landing with underfloor heating and there is a vaulted ceiling and two sets of fitted wardrobes and a cottage style door provides access to the en-suite shower room.

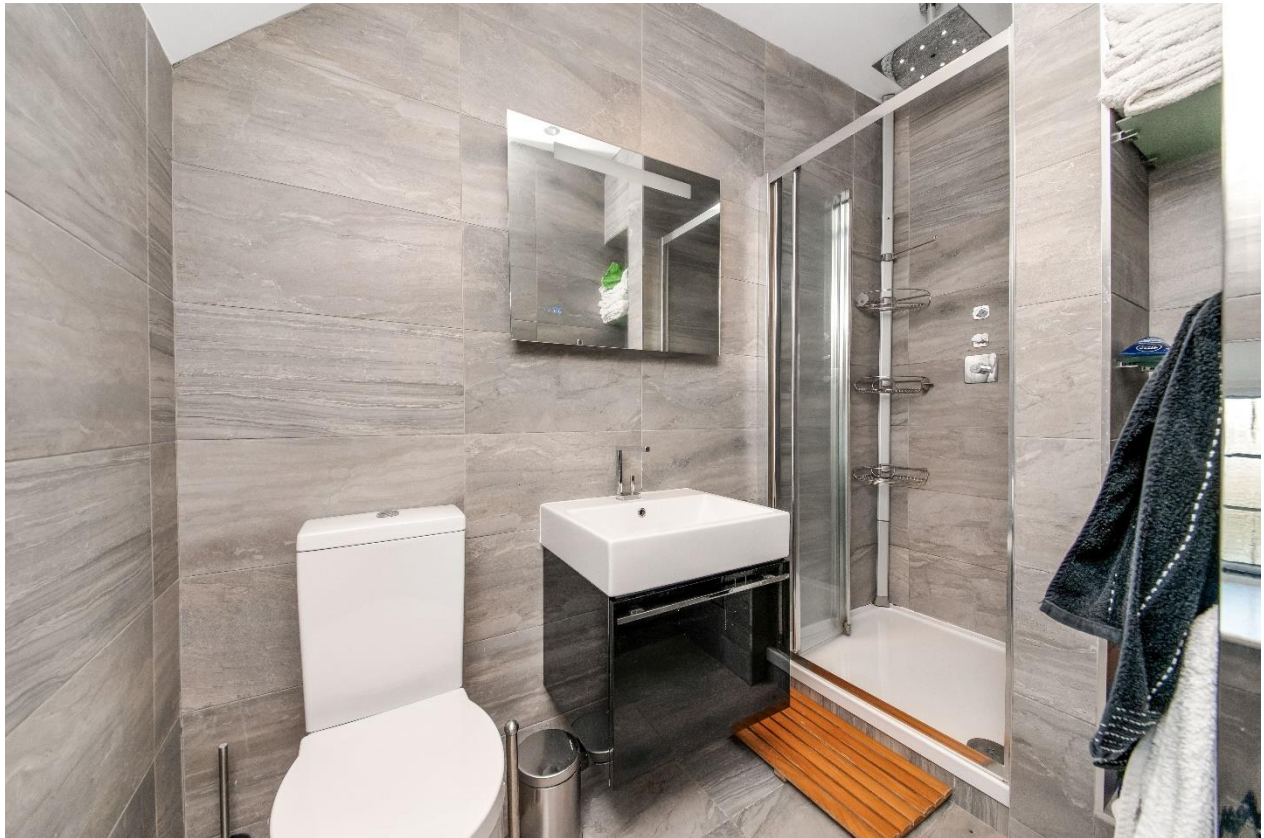




## BEDROOM ONE EN SUITE SHOWER ROOM

**Measurements – 12'03" x 9'00" (3.73m x 2.74m)**

The en-suite shower room features a modern contemporary three-piece suite which comprises of a low level W.C with push button flush, a broad wash hand basin with vanity unit under and chrome mixer tap above and a step in shower cubicle with thermostatic rainfall shower with LED ambient lighting and a separate handheld attachment. There is attractive tiled flooring and tiled walls with a chrome trim, a chrome ladder style radiator, recessed glass shelving and inset spotlighting to the ceilings. The en-suite shower room benefits from a window to the front elevation with obscured glass and leaded detailing and there is an extractor fan.





## EXTERNAL

### GARDENS TO THE FRONT OF THE PROPERTY

Externally to the front the property features a fabulous garden with two lawn areas which are elevated from the roadside and provide a pleasant open aspect view. Following the stone flagged pathway from the central gate, the pathway sweeps to the right-hand side of the property to the front door which has a fantastic stone lintel above embellished with a date stone reading 1654. The flagged pathway continues down to the side of the property, to a sheltered patio area an ideal space for alfresco dining and BBQing, there are raised flower and shrub beds and the pathway continues to the rear of the property with recessed spotlighting. From the patio to the front of the studio is an Indian stone flagged seating area with glazed balustrade which has pleasant views across the valley. A stone staircase then proceeds to an Indian stone flagged stairwell which leads to the cedar clad studio.

### THE STUDIO

**Measurements – 12'03" x 9'00" (3.73m x 2.74m)**

The studio features double glazed sliding patio doors to the front elevation, there is attractive wood effect flooring, inset spotlighting to the ceilings, and an extractor fan and a wall mounted electric heater. The studio can be utilised in a variety of ways such as a treatment room, garden office, a bar area or entertainment suite or potentially a gym.







### FURTHER GARDENS AT THE PROPERTY

Following from the stone flagged pathway from Barnsley Road to the left-hand side of the property, the lawned garden opens out to a fantastic entertainment space with an impressive, flagged patio which has recessed spotlighting, tree borders and timber privacy panelling. There is a beautiful water feature with stone cascading waterfall and there are external lights, external plug points, and an external tap. The patio area is an ideal space for alfresco dining and BBQing and from here there are bifold doors leading into the dining area and an additional gradual stairwell which leads to a pleasant seating area which arguably has the best views from the property's grounds with Emely Moor in the distance. There are well-stocked flower and shrub beds, brushed steel handrails with glazed balustrade. The gardens are enclosed and there is a driveway which provides off street parking for multiple vehicles and a further driveway which is accessed off Heron Drive which leads to the garage.

























## **ADDITIONAL INFORMATION**

EPC rating – C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

Carpets, curtains, and certain other extras may be available by separate negotiation. The property includes a Control 4 System integrated for remote control lighting, alarm system and security system. This is a home automated system. More details of this can be found at <https://www.control4.com/>

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 23/12/2022.

### **PROPERTY VIEWING NOTES -**



The Cottage, Barnsley Road, Newmillerdam, Wakefield, WF2 6QE

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PROPERTY VIEWING NOTES -



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