



RECTORY RESTORATION

If we were to describe this property as a story, it could easily lay claim to being both an ancient tale and a modern classic – all rolled into one.

Sitting on the grounds of the Parish Church of Saint Helen Burghwallis' old rose garden, the New Rectory is a magnificent and spacious four-bedroom family home surrounded by the history of the West Yorkshire village of Burghwallis. Positioned between the Grade I listed church itself and the Old Rectory dating back to the 18th Century, it was in 1962 that

this house was first built and, in its former years, had been the main residence of monks and church staff. Now part of a conservation area and being sold for the first time to the current owners a little over five years ago, its recent renovation from its distinct 1960's style has been quite astounding.

This slick, contemporary home now presents itself with high end pristine interiors and offers the best of open-plan living within peaceful surroundings.



STRIKING ENTRANCE

Set back at least 50 yards from Grange Lane, there's quite a welcome awaiting.

As you drive down the track, you're surrounded overhead by imposing mature trees which create a peaceful woodland enclosure. Instead of continuing into the churchyard directly in front of you, turn off slightly to the left to find the entrance to The New Rectory.

Access is through double gates onto your private land which is marked by a dry-stone boundary wall. Across the immaculate gravel driveway, you'll immediately be able to appreciate the curb appeal of the white rendered exterior and dark window frames that punctuate this beautiful detached home. Grand designs have been at the forefront of inspiration for the renovation here, which is apparent right from first impressions as you enter via the front door complete with full-height atrium windows above it.



“ There's a real unique juxtaposition of woodland and country farmland and when you're inside you can't see another house – the privacy sold it to us. ”





OPEN-PLAN LIVING

Step inside the reception hallway and land on the luxurious Amtico flooring which sweeps almost across the entirety of the ground floor and it's time for the home's stunning interiors to now take centre stage.

French doors open out into a spectacular, open-plan living area which combines the kitchen, dining and lounge spaces, overlooking the south-facing garden.



“ This whole space – especially the flooring – was a real labour of love for us. ”





COMBINED COMFORT

The thoughtfully placed large windows and patio doors that span across the rear ensure this multi-functional space is flooded with natural daylight throughout the seasons.

The free-flowing lounge and dining space feels

minimalist, yet equally characterful with the feature gas stove nestled in the corner. There's ample space to relax as a family or host a large party – especially in summer months when the exterior doors are flung open to spill outside.







JUST AROUND THE CORNER

Wrapped seamlessly around the corner from the lounge is the stunning kitchen. Oozing in sophistication and perfectly complementing the neighbouring neutral tones are a range of bespoke wood-effect handleless units created by British designer Kessler and finished with dark Dekton worktops.

High-spec Smeg appliances are installed throughout including an induction hob and wall-mounted ovens. The central breakfast bar finishes the space to perfection and is made for socialising and perching with a drink while dinner is being prepared.



Between the kitchen and the separate utility room which conceals the laundry area and marks the former entrance to the private quarters of The New Rectory, the current owners have also created a bar feature with a sink and shelving perfect for displaying your favourite beverages.

The adjoining single garage can also be accessed via the utility room, which creates a perfect storage space or could be used as a boot room area for dusting down after an evening walk.



A SEPARATE SNUG

To complete the ground floor before exploring the rest of the home, you'll first want to check out the stylish office/bedroom four conveniently located off the hallway.

Before the property became completely residential, this was the place that the local Vicar resided in as his office. In keeping with the original function, it is fittingly where you'll find the owner's current home office. The vastness of the space however would comfortably lend itself to be used as a separate sitting room, fourth bedroom or a children's playroom.

Equally chic in its décor is the spacious downstairs W/C which is located underneath the stairs and is finished to the same impeccable standard as the rest of the home. Textured stone effect tiling runs from floor to ceiling and you'll find a wall-mounted toilet and hand basin.

“ The rest of the house is so open that this feels a bit special. I'm a big movie guy and you can just hide away in here and lose yourself. ”





“ The break in the trees is where the sunsets at night and the view is spectacular. In fact, even when it rains it hardly touches the front garden because of the tree coverage. ”

VIEW FROM THE TOP

Make your way up the staircase and before having a sneak peek at the bedrooms, take a moment to stop and admire the woodland views from the head of the atrium window.

Your own private lookout gallery has been sympathetically renovated to include a deep set oak bannister that matches and meets the lines of the original woodwork in place on the landing.



MASTER SUITE

Directly opposite the viewing gallery is the entrance to the master bedroom which has its own green panoramic views of the rear garden, churchyard and Squirrel Wood – a perfect way to start and end the day for nature lovers.

This room in particular has been reinvented with luxury modern living at the front of mind, with the extension of the former fifth bedroom now housing a spacious dressing room and elegant fully tiled shower room to form part of the master suite.

The floor space in each section is ample, with space for a super king size bed, ample fitted wardrobes and shelving options as well as a high spec en-suite complete with a large walk-in shower, twin hand basins upon a floating vanity unit, heated towel rail and W/C.



SLEEK IN STONE

Next to impress on the first floor is the family bathroom.

Designed to complement the minimal aesthetic of the en-suite and downstairs W/C, chic grey stone tiles adorn the walls and floor of the main bathroom.

This room features a quality four-piece suite consisting of a built-in bathtub, separate spacious shower cubicle, wall-mounted W/C and wash basin.

Sleek chrome hardware is fitted as standard and, as with the rest of the property, absolutely no updating is needed and you're able to soak away peacefully straight away!



TWO FURTHER DOUBLES

Behind the final couple of uniform oak panelled doors found throughout the home are two further bedrooms.

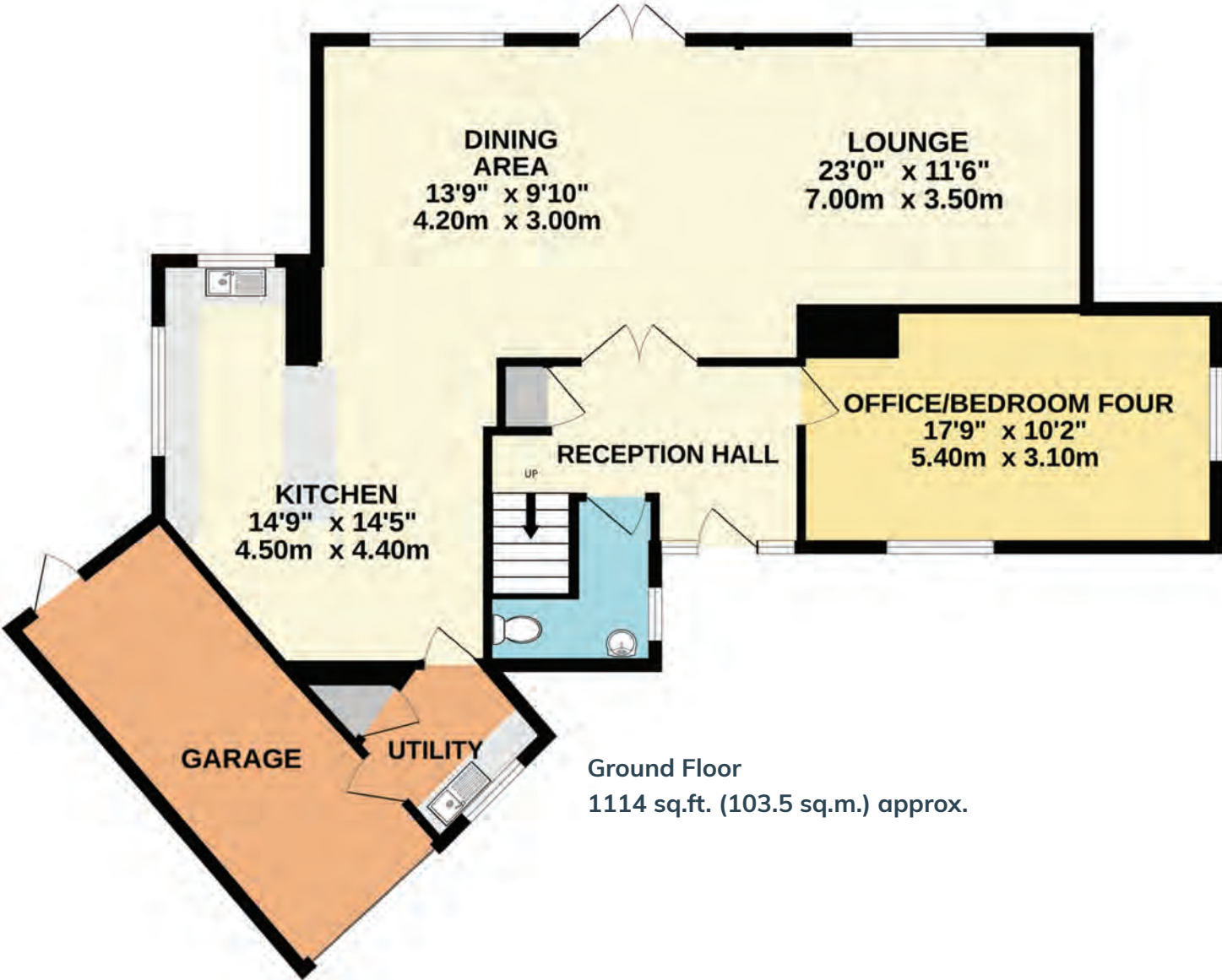
Both are ample in size and can comfortably fit a double bed alongside free-standing furniture.

Neutrally decorated throughout, carpeted underfoot and featuring small design details such as the solid oak wooden window sills and desk in bedroom three – they're ready and waiting to be personalised for the next family.

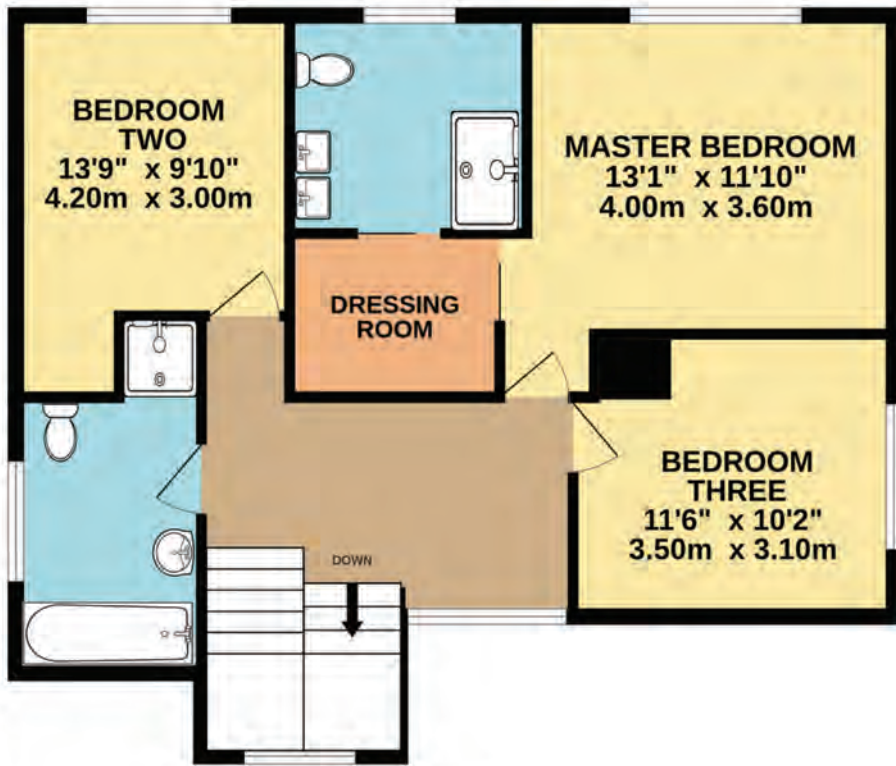


Floor Plans

Total Floor Area 1841 sq.ft (171.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




1st Floor
727 sq.ft. (67.6 sq.m.) approx.

Property Features

- Four Bedroom Detached
- Contemporary Presentation and High Specification Throughout
- Open Plan Lounge Through Dining Room with Sleek Gas Burning Stove
- Modern Kessler Breakfast Kitchen with Fitted Bar and Separate Utility Room
- Exceptional Gallery Landing with Floor to Ceiling Viewing Window
- Expansive Master Bedroom with Dressing Room and Stunning En-Suite
- Chic and Spacious Four Piece Family Bathroom
- Private Rear Garden with Covered Hot Tub Area and Three Indian Stone Patios
- Picturesque and Sought After Village Location
- Secluded Position Close to Open Countryside and Local Amenities
- Freehold and Council Tax Band F

Environment & Energy

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 

LUXURY LANDSCAPING

The spectacular south-facing garden enjoys the sun all-day long, making it the perfect place to relax with a book, or entertain and host a family BBQ.

There's space here to do both with ease, and the quaint boundary stone walls ensures it's a safe place to let either the children or dogs play freely.

Tall majestic trees line the outside to offer privacy and a grounding sense of nature and, with a view of the church in sight, the exterior ambience of The New Rectory is nothing but delightful.

The landscaping is purposefully minimal and chic in keeping with the design aesthetics of the house with immaculate lawns, however it's not without interest – surrounded by low-maintenance ferns and foliage growing in the borders.

Practical seating spaces have been created recently which include three Indian stone patio areas – one outside the living area doors for al fresco dining, another at the far end of the garden for a little quiet spot away from the main hub, and finally a weatherproof pagoda covers the hot tub area for the ultimate night in come rain or shine.





AREA TO EXPLORE

Home to fewer than 300 residents, the sought-after village of Burghwallis is steeped in history dating back to British Saxon times.

The charming village is peaceful and rural yet positioned less than a mile from the A1 giving you great access to the rest of Yorkshire as well as the north and south of the country.

Within the village itself, The Burghwallis public house has earned a glowing reputation serving good honest pub grub and is famed among the residents for its fun-filled evenings including a weekly quiz night.

A short drive away, you may also want to try out the recently re-opened Dario's in Owston or Anne Arms Inn at Sutton which can be both trusted to serve up great meals.

Owston Hall is also home to the local golf course for those who enjoy an afternoon putting. In nearby Campsall, you can visit Doncaster Country Park which is perfect for when you want an alternative place to walk the dogs or take a stroll with the children, in addition to the numerous paths right on your doorstep.

Further afield, you are less than three miles from Adwick railway station and therefore can reach the cities of Doncaster, Leeds and Sheffield on a direct train journey with ease.

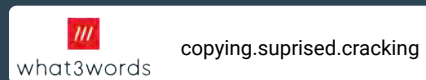




The New Rectory, Grange Lane, Burghwallis, DN6 9JL



Enfields Luxe
1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire WF8 1BN



To View The New Rectory
☎ 01977 802477
✉ team@enfieldsluxe.co.uk