

A FAMILY HOME WITH ENDURING CHARM

Set within the quiet West Yorkshire village of North Elmsall, Orchard Farm is an impressive and substantial detached family home offering space, style and lasting appeal. This attractive stone build boasts a grand entrance, highlighting its stature behind branded iron gates leading into an expansive courtyard drive, offering ample off-street parking in addition to a double garage. Inside you'll find versatile living spaces that are beautifully presented throughout, including five large double bedrooms with three en-suites. The added bonus of being tucked away from the hustle and bustle of other busier nearby towns creates a great place for your family to lay down roots and set up home.

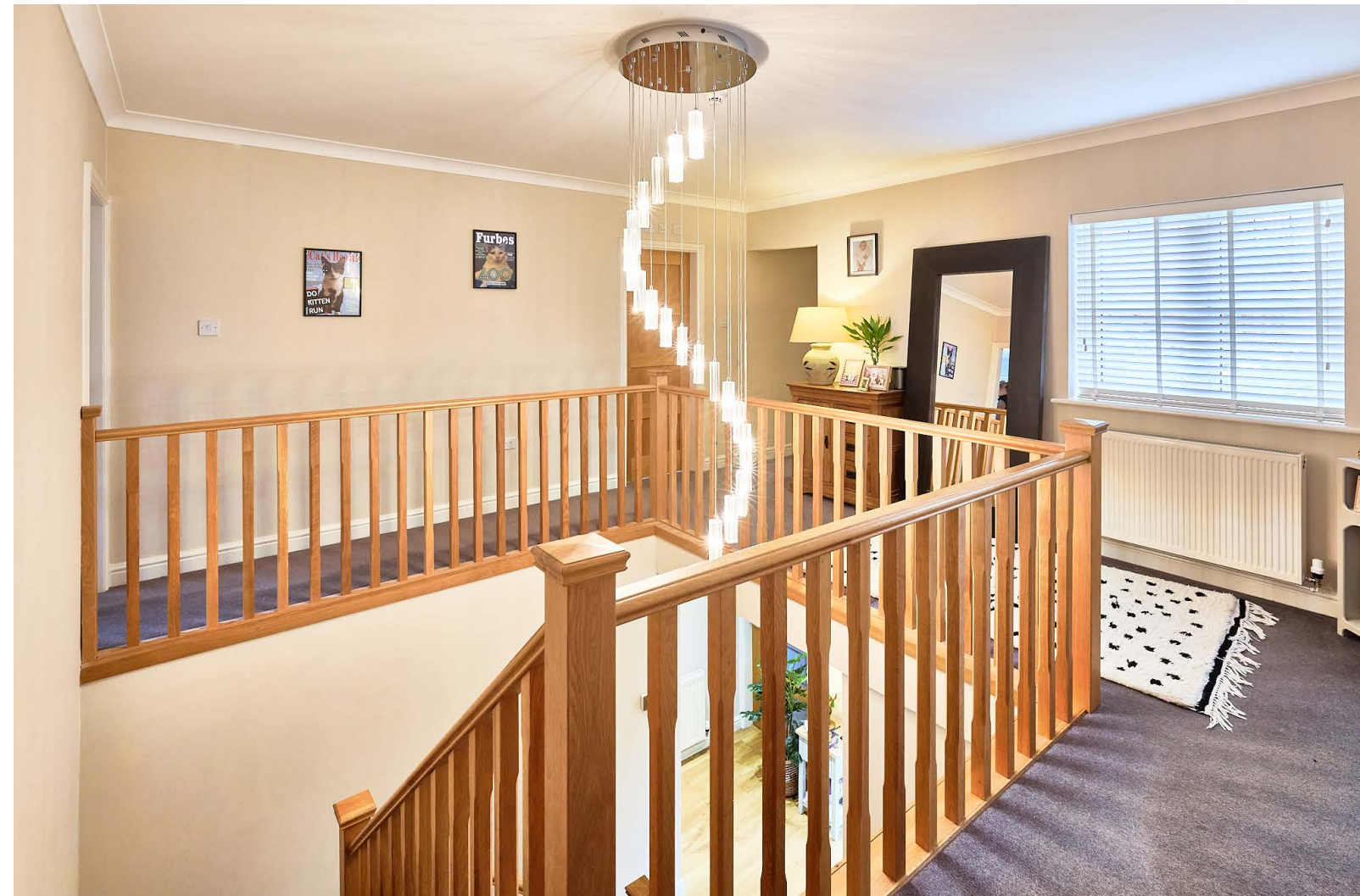




A concealed porch nestled beyond the garage leads you into the centre point of the home. Bright and spacious, the double height hallway makes for a statement entrance. Wrapped in warm oak from the flooring, stairway and cascading up the bannisters to the gallery landing, finished with a striking chandelier as the focal feature. Oak internal doors are a staple throughout the property for continuity and behind the first on your left you'll find the stylish downstairs W/C finished with rustic wood-style tiling and brass accents.



A BRIGHT & SPACIOUS WELCOME





A COUNTRY CLASSIC

The two main social spaces set at the rear of the property each have a set of French doors leading out to the patio which makes for a lovely flow in summertime. First, you'll discover the kitchen. This has a calming modern country aesthetic set around a central island which houses the induction hob and doubles up as a breakfast bar for enjoying a morning coffee. Cream gloss units – concealing double dishwashers for the busiest of family lives – are topped with granite worktops and full-length cupboards at the opposite side surround the double ovens, microwave and built-in coffee machine. A separate utility room with external side access ensures the boots and coats can be tucked away, keeping your cooking and living space free from clutter.



Next door is a dedicated formal dining room. This is a bright space finished with soft carpet underfoot and is reserved for family dinners and hosting away from the activity in the open-plan breakfast kitchen.





A LARGE & LUXURIOUS LOUNGE

The vast, dual-aspect lounge running the full length of the house is flooded with natural light from the large bay window at the front and the second set of French doors at the rear. Minimalistic spotlights and a contemporary wall-mounted fireplace on the chimney breast beneath the built-in alcove to house the TV is contrasted by the focal cosy corner log burner which is sure to be a hit in the colder months. Set within a rustic brick effect hearth with a traditional cast iron flue, you can picture the Christmas tree sitting pretty in the window with the golden flames simmering away beside over the festive season.



A SPACE TO MAKE YOUR OWN

The final room on the ground floor as you head back to the stairs is a versatile space at the front of the house. Used as both an office and a playroom over the years, it's a handy addition to family living that can adapt with you over time. Ascend to the first floor to then really appreciate the size and layout of the gallery landing which leads you to the accommodation upstairs.



THE SHOWSTOPPING MASTER



Set within the eaves above the double garage is the showstopping master suite. A warm colour palette and double dormer windows that flood the room with light, make for a truly unique space. The unique round porthole window that can be spotted from the street softens the architectural clean lines, and ambient spotlights set the mood for bright mornings and relaxing evenings. Every inch of space is maximised, with low level storage drawers perfectly angled along one wall, leaving ample space for free standing furniture. In keeping with the minimalism, a polished en-suite shower room completes this wonderful space. Featuring a large walk-in rainfall shower, marble tiling and chrome accessories – LED lighting illuminates the mirror, built-in shelf and wall-hung vanity basin to create a perfect peaceful glow.



DESIGNED WITH PERSONALITY

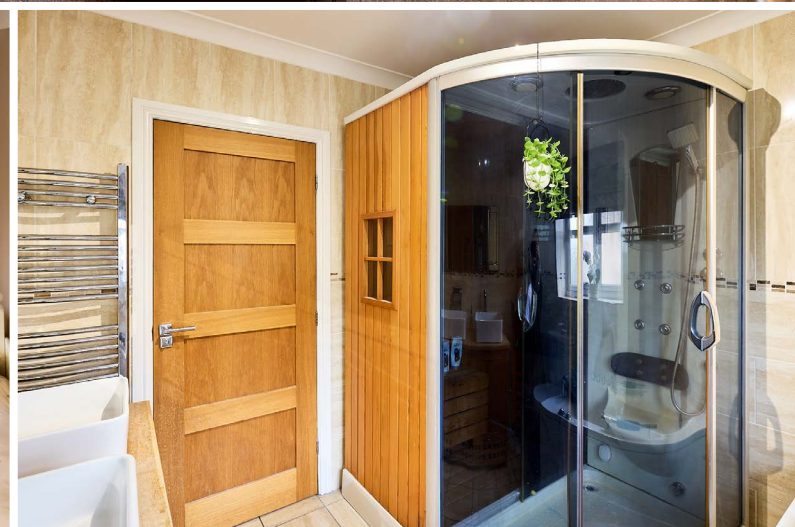


The second and third bedrooms each have their own personality when it comes to the individually designed en-suites. Bedroom two has a classic monochrome tiled design bathroom with a traditional freestanding double ended slipper tub featuring wall-mounted taps, W/C and countertop basin. The wow factor in bedroom three's en-suite oozes from the galaxy blue marble tiles, LED mood lighting, large modern bath, W/C and wall-hung vanity basin finished with chrome hardware.





Two further double bedrooms complete the first-floor accommodation. In keeping with the rest of the property, they are bright and spacious to make wonderful guest or children's rooms. The well-proportioned floorplan makes all the bedrooms extremely versatile and a blank canvas with ample space for a double bed plus freestanding furniture, large windows for plenty of natural light – not to mention the lovely views! The family bathroom is positioned centrally and kitted out with a high spec, four-piece suite for ultimate relaxation. Featuring a Whirlpool bath plus a separate shower enclosure with side jets and the luxury of a built-in sauna for that true spa feeling. Finished with classic cream tiles from floor to ceiling, a double basin vanity unit and chrome heated towel rail, a peaceful evening soak awaits!



GLORIOUS PRIVATE GARDENS



The incredible outdoor space has been carefully maintained and provides the whole family with room to roam, play and relax. The rear view of the property is perfectly symmetric and aesthetically pleasing when stepping out on the patio that spans the width between the kitchen and lounge. Steps lead down to the al fresco social space featuring space for play equipment, a built-in brick BBQ and dining area which has hosted many parties over the years. Through the stone archways, you'll find a wooden pergola perfect for housing a hot tub nestled away in the corner, before stepping onto vast private lawns punctuated with apple trees – hence the namesake, Orchard Farm. The tree-lined boundary with agricultural fields beyond offers the ultimate privacy and tranquillity for whiling away the hours.

AREA TO EXPLORE

The well-connected village of North Elmsall sits amidst the beautiful countryside of West Yorkshire, offering the perfect blend of rural charm and modern convenience. With open fields, scenic walks, and a welcoming community spirit, it's a place that captures the essence of village life while remaining close to excellent amenities. Within the catchment is Minsthorpe School and Community College, a highly regarded secondary school with sixth form provision, along with the Minsthorpe Leisure Centre - a popular local hub offering a swimming pool, gym, and fitness classes for all ages. Nearby, the neighbouring villages provide a variety of everyday essentials including supermarkets, local shops, cafés, and pubs. South Elmsall also benefits from a railway station, giving easy access to Wakefield, Leeds, and Doncaster, making this area particularly appealing to commuters. The location is ideal for families and those seeking a semi-rural lifestyle with excellent transport links. The A1(M) and M62 are both within easy reach, providing direct routes to Leeds, Doncaster, Sheffield, York, and beyond. For alternative days out close by, there are plenty of local highlights to explore such as Hemsworth Water Park and Playworld, the scenic Fitzwilliam Country Park, and The National Trust site of Nostell Priory all just a short drive away.





KEY FEATURES

- Substantial Five Double Bedroom Detached in Peaceful Village Setting
- Impressive Double-Height Hallway with Stunning Oak Detailing
- Modern Country Kitchen with Granite Island and Built-In Appliances
- Spacious Dual-Aspect Lounge with Two Feature Fires and French Doors
- Three Luxury En-Suites Plus High-Spec Family Bathroom with Sauna
- Versatile Home Office or Playroom Ideal for Modern Family Living
- Beautifully Landscaped Gardens with Patio, BBQ Area and Pergola
- Private Lawns with Mature Apple Trees Offering Peace and Privacy
- Grand Entrance with Gated Courtyard Drive and Double Garage
- Unique and Appealing Location with Excellent Road and Rail Links
- Freehold Property and Council Tax Band F

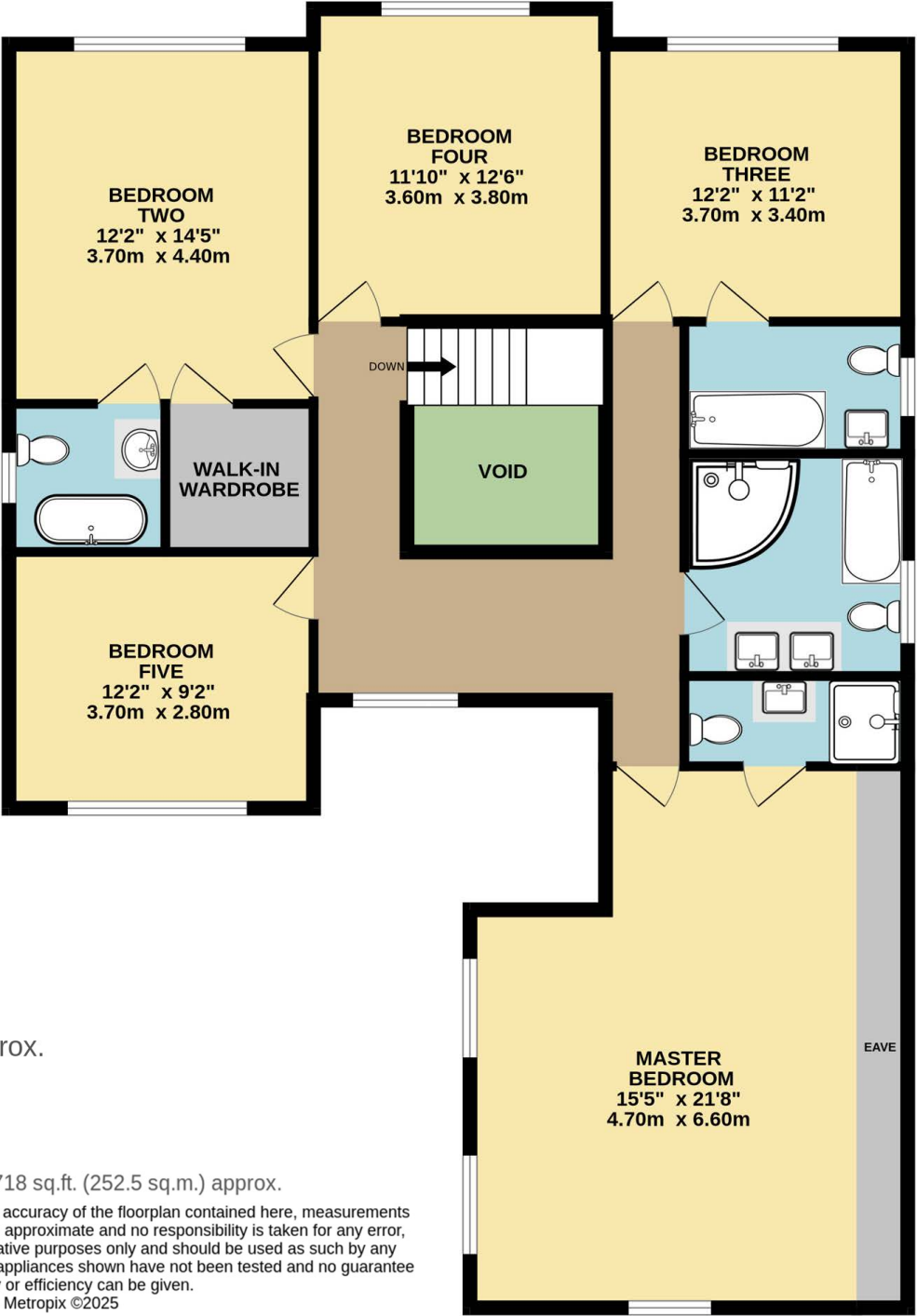




1ST FLOOR
1315 sq.ft. (122.2 sq.m.) approx.

TOTAL FLOOR AREA : 2718 sq.ft. (252.5 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.
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