



LOWFIELD HOUSE





Lowfield House was originally built to house the village surgery in Upton and was the much-loved home of the local doctor and family who resided here until the current occupant moved in over 25 years ago. From this point, they began the journey of upgrading and refurbishing the entire house. Alongside the five bedrooms and generous living spaces – including a recently extended garden room complete with bi-fold doors – you'll enjoy an impressive 1.25 acres of land complete with a woodland area at the rear. Previous planning permissions have included scope for five houses so the investment potential is there should you wish to take on a larger scale project or simply enjoy owning your own slice of West Yorkshire countryside. With ample off-street parking on the block paved drive and ready-made office spaces within the floor plan, the opportunities are endless for business owners and growing families alike to make the space work for the present – and to evolve in the future. Step inside to appreciate the history and the current luxuries this unique home has to offer.



USEFUL UTILITIES

Concealed behind secure electric gates, an expansive family home awaits at the end of a long sweeping driveway. The previous entrance to the doctor's waiting room beyond the porch has been converted to incorporate two separate corridors dividing the living spaces – including a central hallway featuring a bespoke half turn staircase and unique oak vertically panelled internal doors allowing you a glimpse of the reception rooms that branch off it. As you proceed towards the heart of the home through the entrance hall, you'll pass the door to the utility room with its original Belfast sink still in situ – ideal for rinsing the boots or small dogs down after a muddy walk! The laundry appliances are housed in this large practical space with a traditional pulley drying rack to keep the washing tucked away. Adding to the conveniences in this corner of the home is the ground floor WC with separate cloakroom space and internal single garage that serves as a neat workshop.





A CONTRAST OF CONTEMPORARY AND TRADITION

The dual-aspect breakfast kitchen packs a punch, compromising striking red and white gloss units finished with dark quartz worktops and polished chrome accessories against a ceramic tiled floor for an ultra-modern look. The majority of the appliances are integrated, offering a modern contrast and clean lines to some traditional features including the statement Rangemaster oven and a second Belfast sink overlooking the garden. Beneath the window at the far side of the room is space for a large dining table for the family to gather over breakfast or dinner.





OPEN-PLAN LIVING

The open-plan lounge is a truly impressive space that soaks up every inch of natural light from the sunroom next door and the wide patio doors offering side access to the garden. A cast iron, multi-fuel log burner set within a brick fireplace upon a Yorkshire Stone hearth creates a warm focal point to the room, with rustic engineered oak flooring seamlessly connecting the garden room zone beyond the double archway.





SOAK UP THE VIEW

The extended garden room adds an extra dimension to the living area – an alternative zone beneath the velux skylights – but with all the benefits and illusion of an open-plan layout. Concertina bi-fold doors stretch the width of the room boasting panoramic views of the garden that spans over an acre. The outlook is stunning all year round but especially comes alive in the spring when the sun is beaming and the doors are flung open to the decking.





OLD VILLAGE SURGERY

The former doctor's waiting room is where the adults enjoy a little downtime – whether that's with a book from the library shelving, or gathered with friends at the grand piano for after-dinner entertainment. Wrapped in classic tongue and groove panelling with ambient spotlights across the ceiling, this space is as versatile as you want it to be either for formal dining, work or play. Two adjoining offices that were once the GP's appointment rooms are tucked away at the rear with views out to the garden – making remote working or home studying a breeze.





VAST MASTER

The master suite sits above the dining room and boasts the same expansive floorplan. A super king-sized bed still leaves ample space for freestanding furniture, but storage space is plentiful thanks to the addition of built-in bespoke oak wardrobes and cupboards beneath the two dormer windows. Behind the internal corner door, you'll find a tiled, en suite shower room with traditional white WC, floor standing wash basin and brass accessories.





DUAL ASPECT DOUBLES

Three further large double bedrooms are situated in the remaining corners of the house – all benefiting from dual-aspect windows for maximum natural light.





Each space has its own character and personality – some with fitted furniture and shelving, but all neutrally decorated and finished with wooden flooring – ready for the next family to inject their personalities onto the walls. Bedroom five is a comfortable single. Well suited to a nursery or children's room with soft carpet underfoot. To complete the first-floor accommodation, you'll find the family bathroom at the top of the stairs. With some scope for modernisation, you'll find everything you need and more from the traditional three-piece white suite featuring a jet spa corner bath with overhead shower.



GLORIOUS GARDEN

Aside from the generous living spaces, a huge appeal of this property is the enormous plot of land it stands on – spanning 1.25 acres. Deceivingly stretching lawns lay predominantly at the rear of the property, with an additional front garden at the other side of the driveway. Mature silver birch, weeping willows and fruit trees are scattered around the borders, adding interest to the landscape and providing privacy from the neighbouring houses.





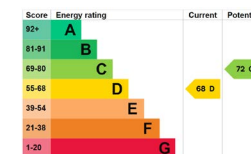
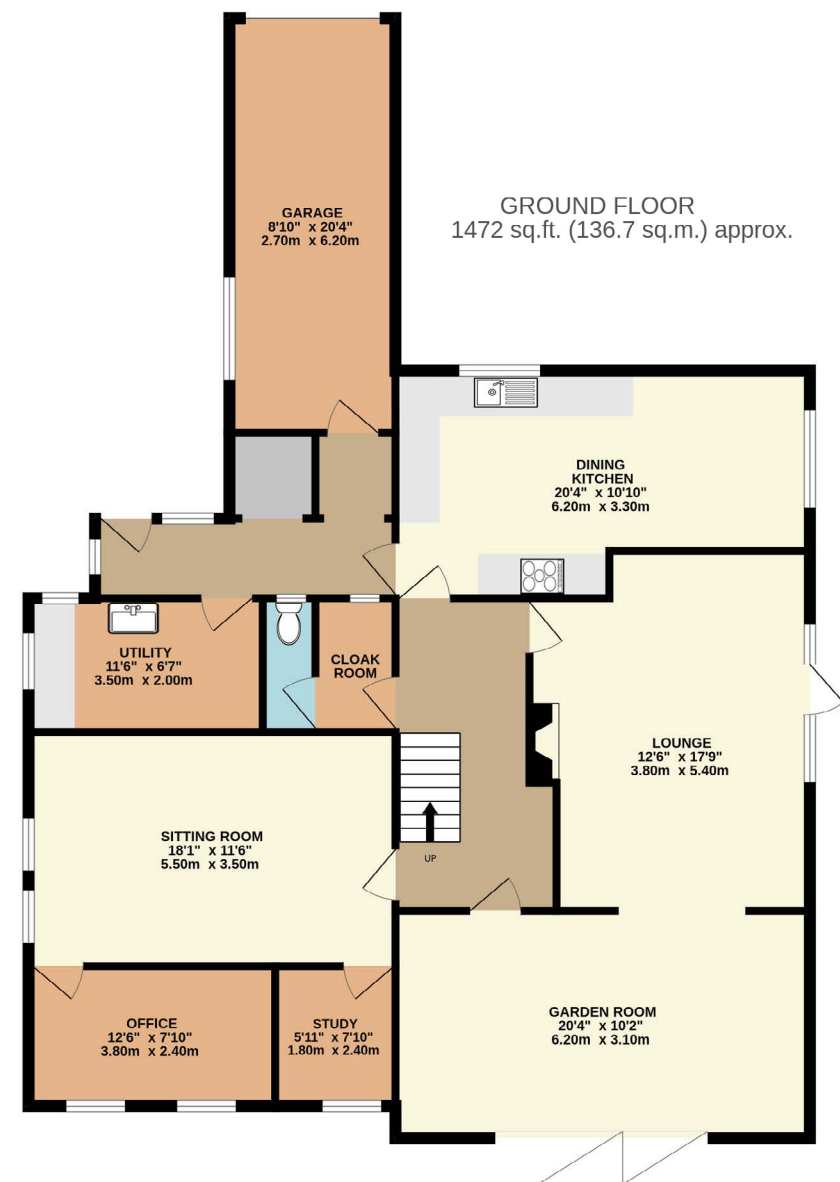
Multiple generations have enjoyed the outdoor space here, which is ideal for a growing family and for those looking for opportunities to host. The patio and decking from the garden room was added post-pandemic to make the most of the incredible al-fresco lifestyle – with room for a hot tub, BBQ kitchen and children's play equipment - this really is a blank canvas to evolve with you over the years.





AREA TO EXPLORE

The well-connected village of Upton 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 including nearby primary and secondary schools. Nearby, the neighbouring villages of Ackworth and North Elmsall also provide a variety of everyday essentials and lifestyle businesses including supermarkets, local shops, hairdressers, 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.



TOTAL FLOOR AREA : 2480 sq.ft. (230.4 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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KEY FEATURES

- Expansive Five Bedroom Former Doctors Surgery
- Contemporary Dual-Aspect Breakfast Kitchen with Good Space for Dining
- Useful Utility Room with Traditional Drying Rack Original Belfast Sink
- Lounge with Multi-Fuel Log Burner and Rustic Engineered Oak Flooring
- Extended Garden Room with Full-Width Bi-Fold Doors and Panoramic Views
- Separate Sitting Room Ideal for Use as Playroom, Library or Formal Dining Room
- Two Dedicated Home Offices Overlooking the Gardens
- Spacious Master Suite with Fitted Oak Wardrobes and En-Suite Shower Room
- Secure Electric-Gated Entrance with Sweeping Drive and Ample Off-Street Parking
- Exceptional Outdoor Living with Approx 1.25 Acres of Mature Grounds
- Freehold Property and Council Tax Band D



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