



A peaceful rural retreat

Looking to enjoy a slower pace of life and immerse yourself in the joys of countryside living? Keepers Cottage is ready and waiting for you.

On the outskirts of Wakefield in the quaint village of Notton, this picture perfect cottage is deceptively spacious while offering oodles of cosy, country charm.

There's also plenty of land outside to meet all the demands of a modern, growing family.

Privacy is a guarantee, with this being the only property on Keepers Lane.

There are no neighbours to disturb you, the entrance is reached from a country lane and with field views surrounding, as you pull up outside, you'll certainly be impressed by the immaculate curb appeal.



Built with distinctive punched stone and set upon a cobbled Yorkshire stone drive, your own private grounds await.

The current owner has been here just over a decade and in this time has updated the home throughout to a very high specification, with barely an expense spared while retaining the charm of this characterful 1700s building. Down to the very last details, the aesthetics of Keepers Cottage have been executed with great attention to detail. This includes bespoke wooden windows and hardwood interior doors, which gives the whole place a luxurious lift and yet still manages to keep the traditional country vibe.



Contemporary, country creation

Catch your breath after taking in the stunning outdoor space on offer at this property, and it's time to walk through the farmhouse door.

Beyond the entrance porch you'll be immediately greeted by the heart of the home, the kitchen. You'll be invited in by a warm ambience from the wooden floors and

units, finished with granite worktops and ceiling spotlights.

The original beams above your eyeline are stunning and you'll be immediately drawn to the exposed brick hearth, housing the AGA dual-fuel range cooker and six-ring hob.

It's a cosy, functional space where the

family can gather to enjoy meals together, with enough floor space for a four-seater table.

A walk-in pantry is an added bonus for extra storage and just next door you have a spacious utility room, complete with a secondary sink and space for a tall fridge freezer, washing machine and tumble dryer to keep the housework neatly out of sight.





“ The kitchen has been an amazing social space, with room for all the family. There is so much storage on offer which is a chefs dream. ”



Luxury spaces

Make your way out of the kitchen along the hallway, across the Yorkshire stone tiles and you'll find a convenient study space to your right-hand side.

Currently set up with two desks back to back, this is perfect for a couple who both need to work from home. This practical workspace is not without aesthetic appeal, punctuated with ceiling beams and two quirky asymmetrical windows.

Step down to a cosy carpeted room with a view above of the first floor balcony.

The current owner uses this space to accommodate a grand piano and with the tall ceiling incorporating a skylight, it really does make for an exquisite music room.

Equally, it would work as a snug with a sofa and coffee table, to relax and look out through the full length windows with your morning coffee.



“ This home is perfect for growing families. The number of rooms we have are a great benefit so everyone can have their own space. ”



Settle down & unwind

Continue to the far side of the house which is a two storey extension, added in the 1980s to almost double the property's original footprint.

An impressive 24ft connected lounge and dining room offers incredible entertaining space but retains an intimate atmosphere, with a central exposed brick fireplace featuring a log burning stove.

The charming detail of the original wooden beams have been replicated here, so the entire property feels as one.

The flow between the two rooms makes for the ultimate living space for family relaxation or hosting guests.



“ This is a fantastic entertainment space – particularly at Christmas when all the decorations are up. ”



Soaked in sunlight

It's easy to understand why the property's sun room is the owner's self-proclaimed favourite room in the house – endearingly referred to as “The Den” for it is a place of true escape.

From sunrise to sunset, this peaceful setting is drenched with natural daylight pouring in from two Velux skylights, patio doors and windows overlooking the beautifully kept garden.

You can just imagine sprawling out the Sunday newspapers in here and taking the time to relax and unwind.

Finished with oak wooden flooring, an entire wall wooden bookshelf and space for a wall-mounted TV with integrated sound system, when opened up to the connecting lounge space, it's perfect for a party.



“ This room has always been a personal favourite of mine – it's the perfect place to relax. ”



Masterful features

Head back to centre of the home and upstairs to the first floor where the property's strong character and fantastic features continue.

The master bedroom, situated in the original building, features a stunning vaulted ceiling with intricate wooden beams that you might see in a high-end country hotel.

A sweet window seat is a neat added detail to enjoy the views from the top floor, and we can guarantee that waking up to field views each morning is a perk that you definitely won't tire of.

As you'd expect from a luxurious master bedroom, built-in wardrobes provide essential storage and an en-suite wet room with shower, toilet and basin is also at your disposal.



Views aplenty

Next to the staircase you'll find bedroom four, which is currently used as a dressing room.

Even as the smallest room it is easily spacious enough for a comfortable double bed. Across the beautiful gallery landing, there are two further double bedrooms that share the house bathroom.

Each and every one of these have stunning views across open fields and tranquil countryside, which is reason enough to consider this wonderful home for your next move.

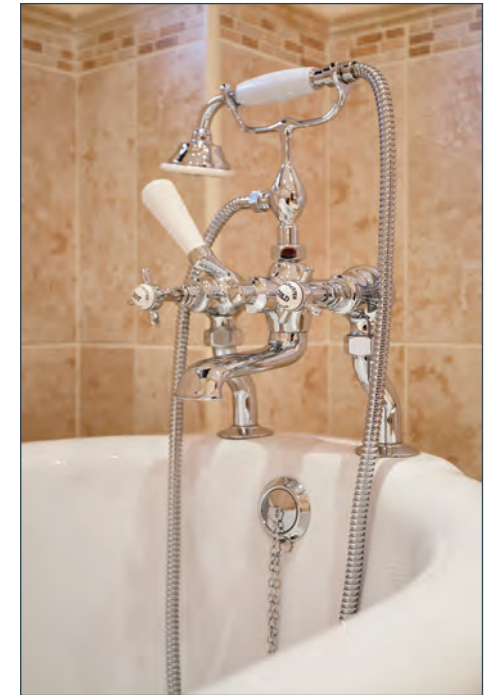




Tub time

The neutral, bright and airy family bathroom sits in between the second and third bedrooms.

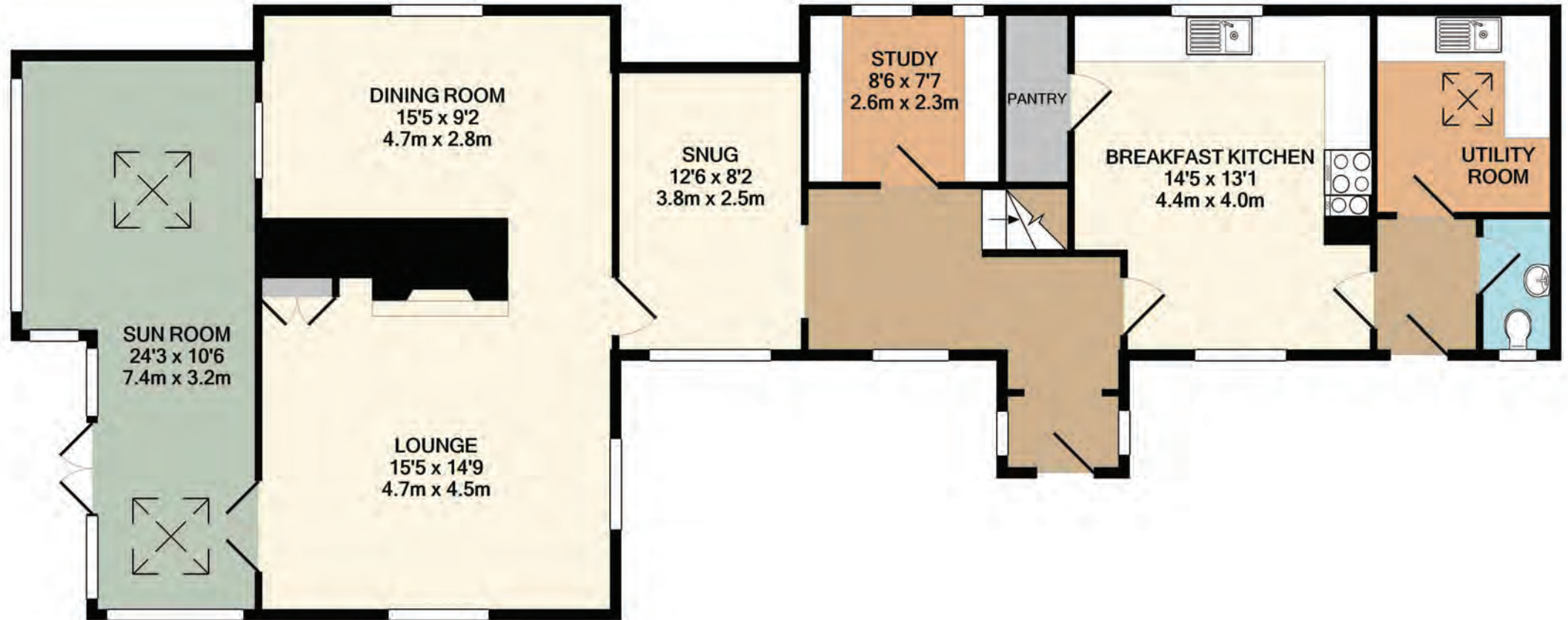
With potential to add a shower, currently residing here is a large roll-top slipper bath, WC and Victorian style sink.



FLOOR PLANS Total Approx. Floor Area 2010 SQ. FT. (186.7 SQ.M.)

Ground Floor Approx.

Floor Area 1209 SQ. FT. (112.3 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Approx.

Floor Area 801 SQ. FT. (74.4 SQ.M.)

PROPERTY FEATURES

- Four Bedroom Stone Built Home
- Exclusive Village Location
- High Specification Finish Throughout
- Five Separate Reception Rooms
- Double Bedrooms Throughout
- Modern En-Suite to Master Bedroom
- Expansive Landscaped Gardens with Stone Patio
- Electric Gated Entrance
- Yorkshire Stone Cobbled Driveway and Double Garage
- Panoramic Countryside Views



Grand & private garden

With a secluded outdoor space stretching more than 180ft, the whole family can enjoy the huge stretch of garden in so many different ways.

Accessible from the front of the property and also from the sun lounge doors, the lawns, shrubbery and mature trees have been immaculately kept.

Summer days could be spent with the doors flung open on to the Yorkshire stone patio, looking out over the views of the two-tiered lawns. With endless options for seating areas and space to add your own vegetable patch for the green-fingered enthusiasts, the garden already features an ornamental pond and a substantial wooden shed.

The parties and entertaining opportunities on offer here will enable you to create memories that last a lifetime.



“ We are spoilt with the stunning gardens. To wake up to the views surrounding us and the sun drenching the lawns is magnificent. ”





“ The kids in particular have had so much fun out here. It’s perfect for hosting friends and there’s so much room to spread out and enjoy. ”



Areas to explore

Keepers Cottage benefits from the best of both worlds when it comes to its location. Walk out of the property and there are open fields surrounding you in every direction, yet an abundance of amenities within a few minutes drive.

The centre of Notton village is just 10 minutes away by foot and you have a choice of routes if you prefer to take the roadside or meander through the local woodlands.

Here you will find the very well stocked village shop and post office. This is the heart of the community alongside the village hall, which hosts monthly coffee mornings for local residents, small music concerts, social evenings and other private functions. For the golfing enthusiasts among you, the fantastic Woolley Park Golf Club is around a four minutes drive away.

A little further afield – around two miles – is the locally renowned Newmillerdam. Home to a stunning lake and country park, this is the perfect place for a family walk and a dose of fresh air. If you need to take a break from your step count, The Boathouse café on the lake is ideal for a hot drink and a sweet treat.

The Dam Inn and Fox & Hounds public houses can also be called upon if you’re looking for a relaxing atmosphere to enjoy a more substantial pub lunch.

This fine property is situated in between both Wakefield and Barnsley for those times when you need more in terms of supermarkets and high street shops to peruse.

For families with school aged children, there’s an excellent choice of outstanding and good Ofsted rated educational offerings.

Out and about



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Keepers Cottage, 2 Keeper Lane, Notton, WF4 2FE

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



To View Keepers Cottage
☎ 01977 802477
✉ team@enfieldsluxe.co.uk