



## Willow Cottage

Slack Lane, Newmillerdam, Wakefield

**Hallmark**  
from Richard Kendall

# Willow Cottage, 82 Slack Lane

Newmillerdam, Wakefield, WF2 7SW



This exquisite five bedroom detached home masterfully combines the charm of an old stone house with a contemporary rear extension, including two heating systems—underfloor heating in the extension—and full ethernet cabling for modern convenience. An automated gate opens to a driveway and charming cottage style gardens, with covered seating areas ideal for enjoying the private, beautifully landscaped grounds.

A large five bedroom detached family home presented to an excellent standard and blending the style of an old stone house with a superbly thought out contemporary extension to the rear all enjoying an incredible degree of privacy in this highly sought after area. This exquisite family home has two central heating systems; one to the old stone front of the property and a second to the large rear extension with under floor heating. The whole property has been ethernet cabled for convenience and successes in capturing a successful blend of characterful old building with modern convenience.

Double doors lead through into a central reception hall that provides a stylish welcome to this lovely property with the principal living room off to one side and a further large office room off to the other. The practical hub of this lovely home is a fantastic living/dining/kitchen that lies in the centre of the property with bi-folding doors leading out to a covered patio seating area ideal for outside entertaining. A utility room provides useful additional ancillary space and leads through into the guest w.c. A bedroom wing to the rear accommodates a principal bedroom with en suite facilities as well as two further double bedrooms, the family bathroom and a large walk in wardrobe. There are two further double bedrooms ideal for guest accommodation above on the first floor of the original front section of the building with a further lavishly appointed bathroom.

With a modest frontage to Slack Lane, an automated gate opens onto a driveway that leads up to a broad parking/turning area in front of the garaging. A lovely pathway then leads through a cottage style garden up to the impressive stone frontage of this lovely family home. The principal gardens lie to the side and rear of the property enjoying a fantastic degree of privacy with covered and paved sitting areas ideal for outside entertaining.

This stylish family home is situated in a highly sought after area close to the centre of the cherished Newmillerdam. A good range of local facilities are within easy reach whilst a broader range of amenities are available in the nearby city centre of Wakefield, which has its own mainline railway station and ready access to the national motorway network.





## ACCOMMODATION

### RECEPTION HALL

Two double front entrance doors, shuttered windows to both sides and a characterful truss ceiling. Large stone style paved tiled floor, contemporary style vertical central heating radiator, built in cupboard.

### LIVING ROOM

Two shutter windows to the front and two old school style radiators, beamed ceiling and a contemporary twist with a media wall with provision for a wall mounted television and a built in living flame wood effect fire.

### OFFICE

Two windows to the front, old school style radiator, sliding French doors out to the patio to the rear, attractive Herringbone flooring.

### LIVING DINING KITCHEN

Forming the practical hub of this gorgeous family home, a spacious and airy room with a vaulted ceiling and rail bi-folding doors and a window to the courtyard patio to the side. To the kitchen area a fantastic range of gloss white fronted wall and base units with Quartz stone worktops incorporating a 1 1/2 bowl stainless steel sink unit with waste disposal system. Inset six ring stainless steel gas hob with glazed splashback and filter hood over, twin Neff electric ovens, space and plumbing for a side by side American style fridge freezer, integrated Neff microwave, integrated dishwasher and integrated wine cooler, matching breakfast bar leading through to the adjoining living and dining area, which has provision for a wall mounted television as well as the bi-folding doors out to the covered courtyard to the side.

### UTILITY ROOM

Composite external door to the side, continuation of the gloss white fitted kitchen units with Quartz stone worktop and a further stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer, central heating radiator and a Vaillant gas fired central heating boiler serving the rear portion of the property,. Extractor fan.

### GUEST W.C.

Velux rooflight and fitted to a lovely standard with a two piece suite comprising wall hung w.c. with concealed cistern and vanity wash basin. Chrome ladder style heated towel rail and stone flagged floor.

### BEDROOM CORRIDOR

With loft access point and two light wells and a walk in wardrobe.

### PRINCIPAL BEDROOM

With sliding French doors with encapsulated blinds to the patio and garden beyond. Full height fitted wardrobes with sliding doors, Herringbone flooring and provision for a wall mounted television.

### LUXURIOUS EN SUITE/W.C

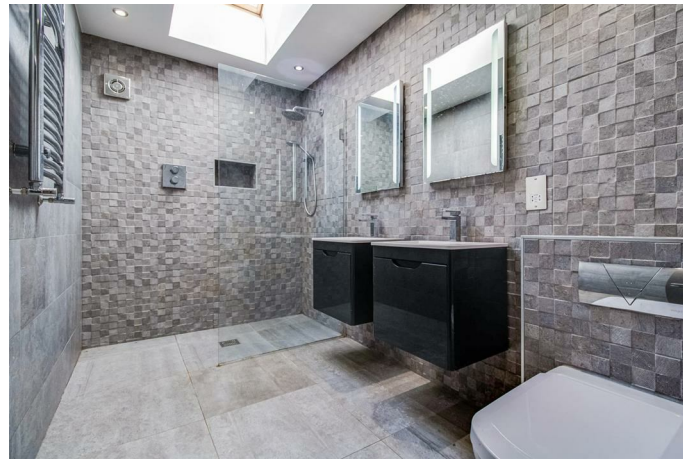
Velux roof light set in to the ceiling for an abundance of natural light and fitted to an enviable standard with a four piece suite comprising freestanding roll top tin bath with shower attachment, walk in wet room style shower with twin head shower and glazed screen, twin vanity wash basin with cupboards under and low suite w.c. with concealed cistern, tiled walls, tiled floor, extractor fan and tall chrome heated towel rail.

### BEDROOM TWO

Shuttered window overlooking the garden, provision for a wall mounted television.

### BEDROOM THREE

Sliding French doors with encapsulated blinds to the patio to the side, provision for a wall mounted television.





#### FAMILY SHOWER ROOM/W.C.

Velux rooflight and fitted to a lovely standard with a three piece suite comprising wet room style shower with twin head shower and glazed screen, twin vanity wash basins with cupboards under and wall hung w.c. with concealed cistern. Tiled floor and walls. Chrome ladder style heated towel rail and extractor fan.

#### FIRST FLOOR LANDING

Shuttered window to the front, loft access point and a built in linen cupboard housing the Hive controlled Worcester gas fired central heating boiler. This boiler provides the central heating and hot water to the original front part of the building with a separate system to the rear.

#### GUEST BEDROOM ONE

Windows to both the front and rear, two central heating radiators, provision for a wall mounted television.

#### GUEST BEDROOM TWO

Shuttered window to the front and a double central heating radiator. Provision for a wall mounted television.

#### BATHROOM/W.C.

Refitted to a fantastic standard to create an eye catching room with a four piece suite comprising freestanding bath with shower attachment, large separate walk in wet room style shower with twin head shower, twin vanity wash basins with cupboards under and low suite w.c. with concealed cistern. Tiled and vinyl panelled walls, tiled floor, contemporary style vertical central heating radiator and two frosted windows to the rear.

#### OUTSIDE

To the front the property is approached via automated gate creating an excellent degree of privacy with a driveway leading down to a parking/turning area in front of the garage. A well tended cottage style garden leads up to the front door. The principal gardens however lie to the side and rear of the house where there are expansive lawns enjoying a superb degree of privacy with an abundance of mature trees and shrubs. A substantial stone fronted storage room and fantastic outside entertaining area with a paved patio with glazed cover for all year round use immediately outside the bi-folding doors at the living/dining/kitchen. In total this hidden gem sits on a plot which extends to 0.42 acres.

#### COUNCIL TAX BAND

The council tax band for this property is G

#### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

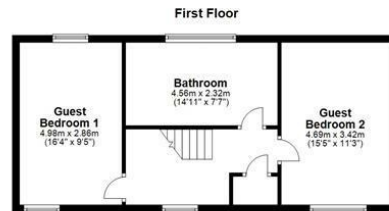
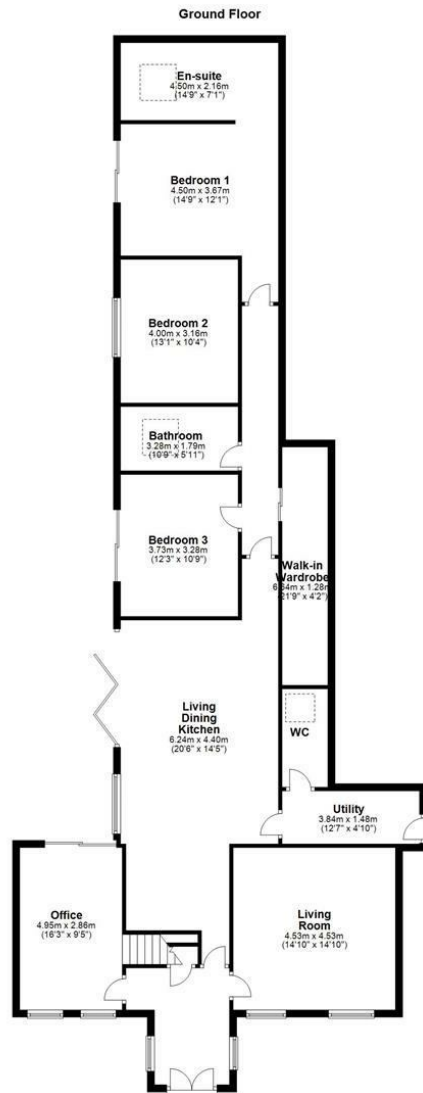
#### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

#### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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