



Applehaigh
House



HODSONS

4a Applehaigh Lane
Notton
Wakefield
WF4 2NA



HODSONS

Occupying a prominent position overlooking Notton Village Green, this exceptional contemporary home completed in 2024 offers a rare blend of architectural presence, luxury specification and energy-efficient design. Approached through electric gates, the property opens into a magnificent full-height reception hall with a statement staircase and chandelier.

To the front is a beautifully proportioned lounge, while the rear of the property showcases an outstanding open-plan kitchen, dining and family living space. Fitted with an extensive range of premium German units, integrated Siemens appliances, a matching island and a Quooker boiling-water tap, this impressive room is designed for both everyday living and entertaining. Full-width bi-fold doors open directly onto the rear garden, and a concealed doorway leads to a spacious utility room.

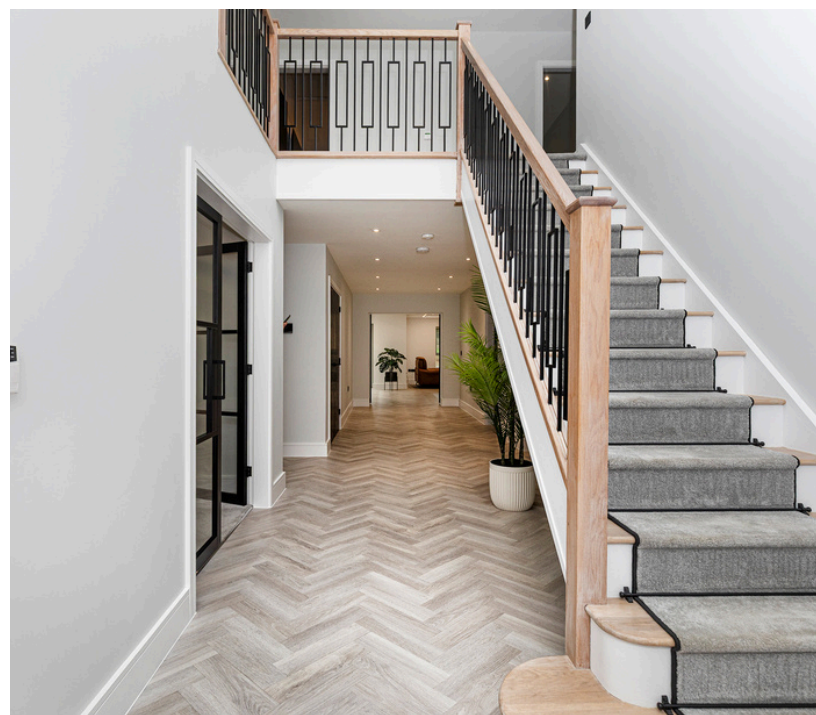
The ground floor also includes a gym, a well appointed cinema room, a guest W.C. and internal access to the integral garage.


The first floor features five well-appointed bedrooms, all with fitted wardrobes. The principal suite includes a walk-in wardrobe, a luxury en-suite bathroom and a dramatic full-height window framing open views across the Village Green and countryside beyond. Two further bedrooms have en-suite facilities, and the main house bathroom is finished with high-quality contemporary fittings and complementary tiling.

Outside, the rear garden offers a full-width patio with two seating areas and steps rising to a substantial lawn—ideal for outdoor entertaining and offering scope for further landscaping. The front provides secure off-road parking behind electric gates.

The property benefits from an air source heat pump, solar panels, underfloor heating to the ground floor and radiators to the first floor. A Mechanical Ventilation with Heat Recovery (MVHR) system provides continuous filtered fresh air, improved energy efficiency and a healthier indoor environment. Additional features include an EV charging point, external power points, Sonos integrated speakers in the kitchen, living and dining area and CCTV.





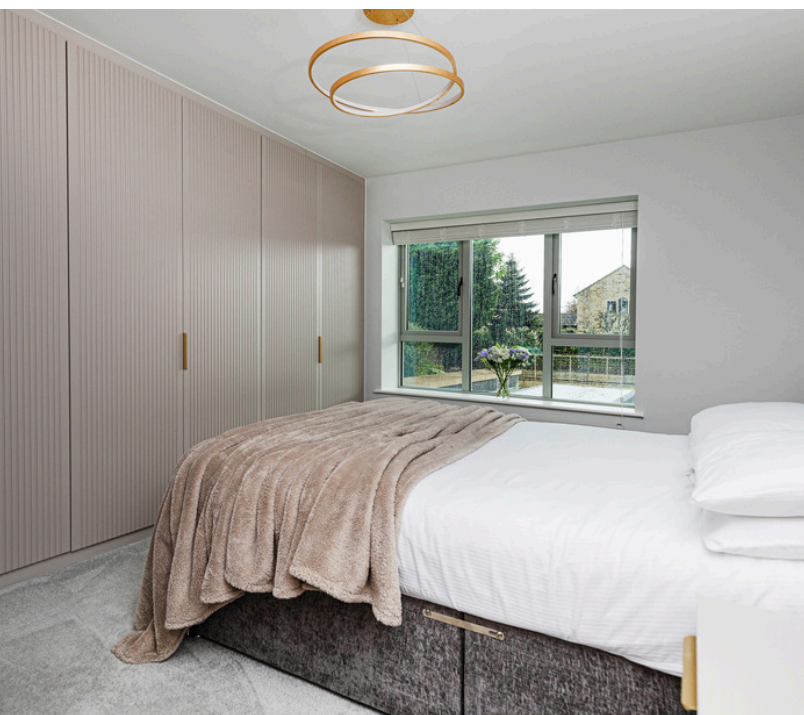
A modern living room with a wooden coffee table, a vase of white roses, and a leather sofa. The room is well-lit with recessed ceiling lights and large windows in the background. The text is overlaid on the image in a dark blue font.

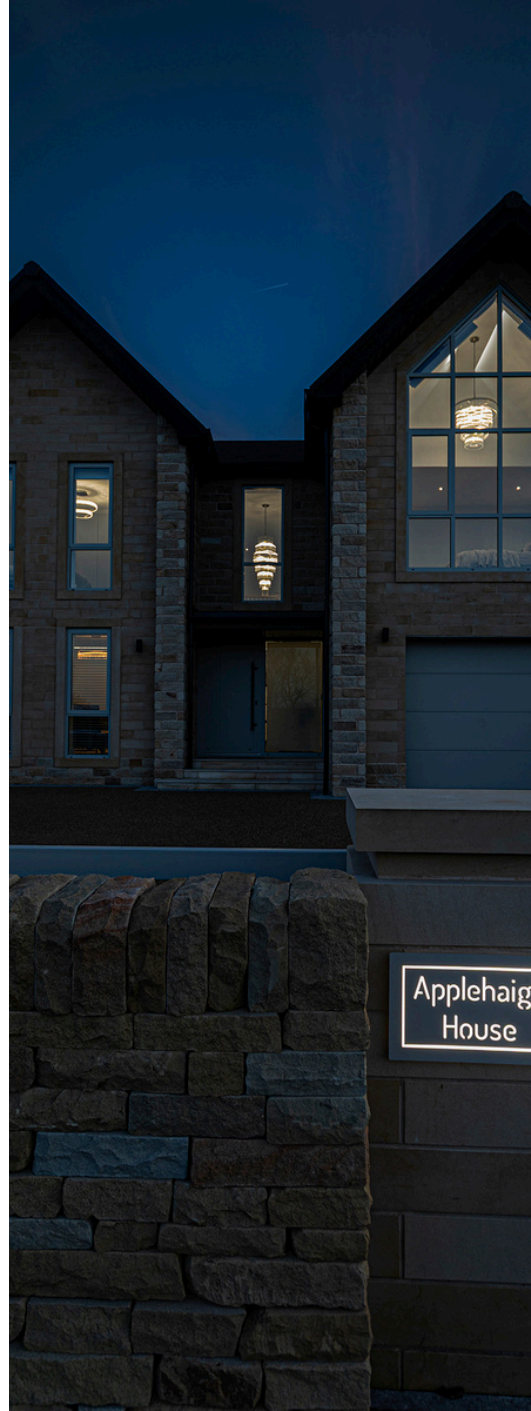
Notton is one of the region's most desirable villages—peaceful, picturesque and centred around its attractive Village Green, where the property enjoys a prime position beside the Post Office. The village offers a welcoming community atmosphere, scenic walking routes and easy access to surrounding amenities.

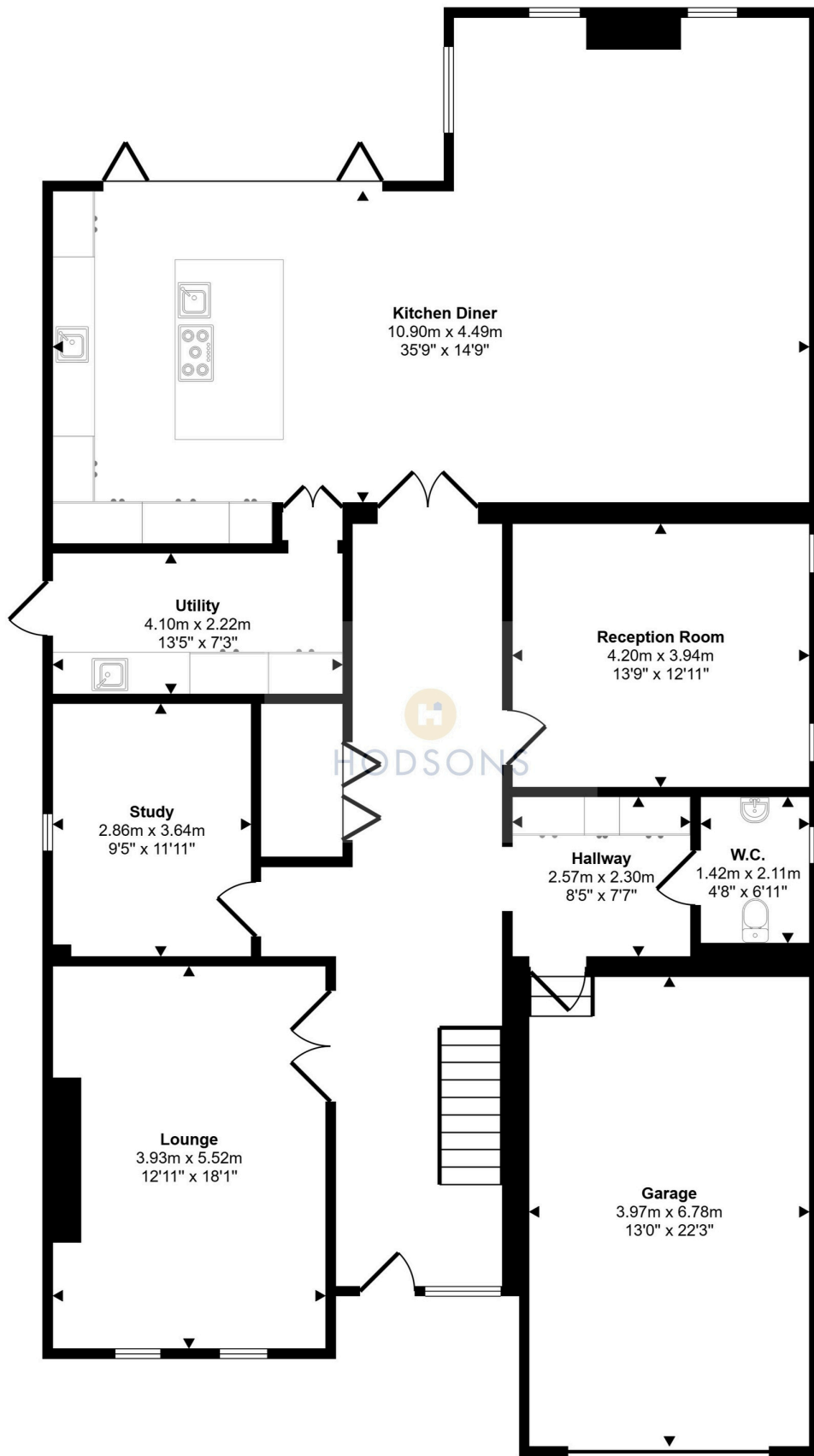
Despite its rural charm, Notton is exceptionally well connected. Wakefield, Barnsley and Leeds are all within easy reach, with excellent road links via the M1 and A61. Wakefield's two railway stations provide direct services to Leeds, Sheffield, Manchester and London King's Cross, making the village ideal for commuters.

Nearby villages such as Bretton, Woolley and Newmillerdam offer cafés, pubs and everyday conveniences, while the Yorkshire Sculpture Park and Newmillerdam Country Park provide superb leisure and outdoor opportunities. Well-regarded schools are available in the surrounding area, further enhancing the village's appeal.

Notton offers the perfect balance of countryside living and modern accessibility.



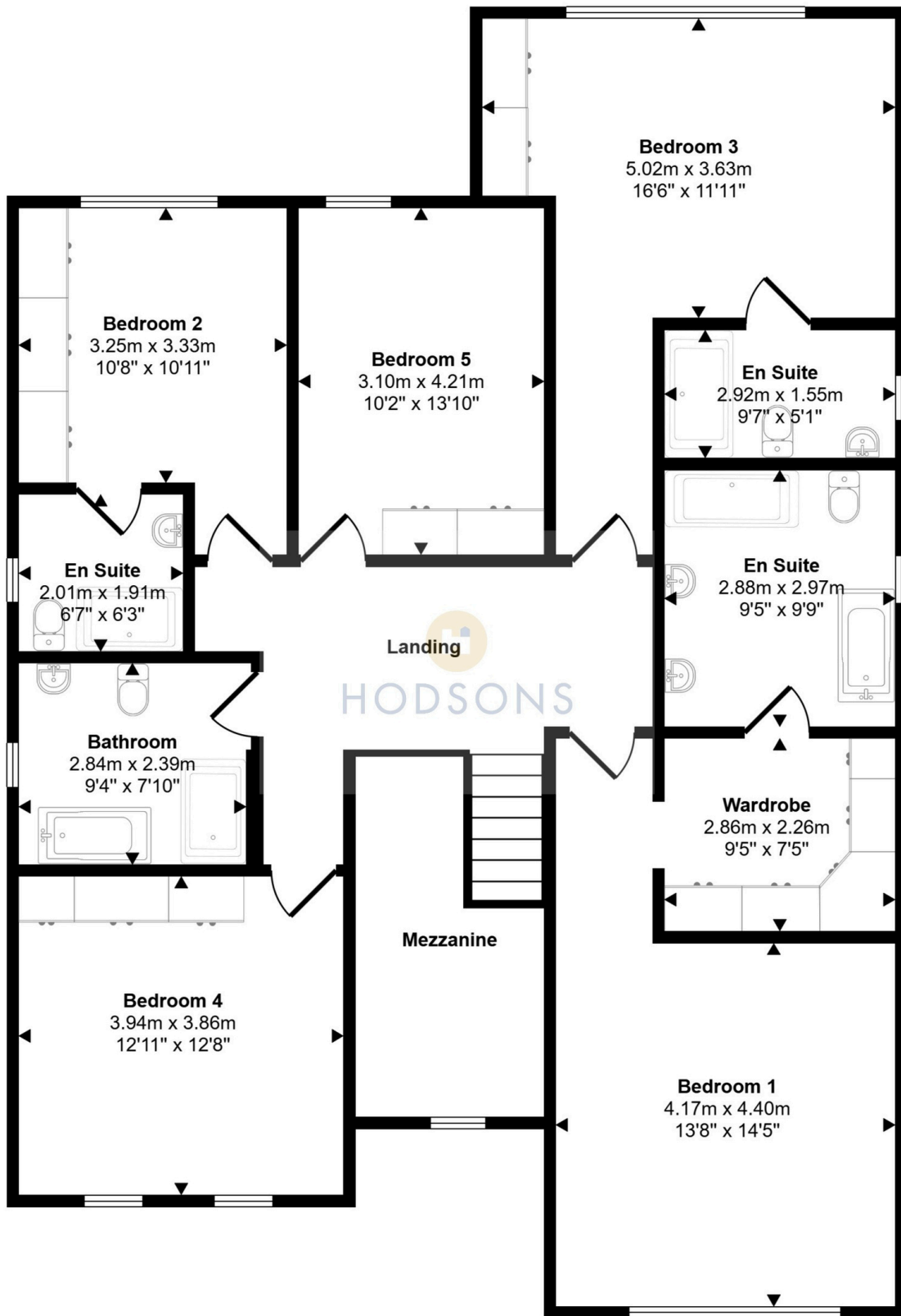




Ground Floor

Approx 199 sq m / 2147 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 142 sq m / 1531 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - This property is connected to mains water, electricity and drainage. The central heating is via an air source heat pump and solar panels are also fitted. Estimated broadband speed 80 mbps (Superfast)

Council Tax - Wakefield Council Band G

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HODSONS

37-39 George Street
Wakefield, WF1 1LX

Tel 01924 200544

email wakefield@hodsonsproperty.co.uk

www.hodsonsproperty.co.uk