



5 Bed
House - Detached
located in South
Kirkby

Guide Price £700,000



enfields

Chapel Lane
South Kirkby
WF9 3NH



Lead In
A truly exceptional five-bedroom detached stone-built former Blacksmith's residence, offering over 3,400 sq ft of accommodation, a self-contained annexe, beautifully converted to combine timeless character with generous family living, occupying an outstanding private plot in one of South Kirkby's most desirable locations.

Northfield House is a distinctive stone-built period residence with a fascinating connection to the history of South Kirkby. Once associated with the village blacksmith, the property has evolved into an exceptionally spacious family home while retaining the character, proportions and individuality that make it so unusual.

Privately positioned off Chapel Lane and approached along a private road, the house sits behind secure electric gates within generous established grounds. The result is a property that feels remarkably secluded while remaining conveniently placed for schools, local amenities, road connections and railway services.

Offering an abundance of charm, period features and versatile living accommodation, this unique property is perfectly suited to growing families, multi-generational living or those seeking a home with future potential. Steeped in history, the property was once the village Blacksmith's residence and has been sympathetically updated to retain its original character whilst incorporating modern comforts throughout.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious lounge, formal dining room, well-appointed kitchen with adjoining pantry, an additional living room, a bright and airy sunroom, and a further rear reception room overlooking the gardens. Adding to the property's unique sense of history and character, the original well can be seen through the windows of both the kitchen and dining room, providing a fascinating and distinctive reminder of the home's heritage. Accessed directly from the living room, the substantial cellar measures approximately 14'10" x 13'4", providing an impressive amount of additional storage space together with excellent potential for a variety of future uses.

To the first floor, the impressive principal suite benefits from its own en-suite shower room, alongside a further double bedroom and the family bathroom. A standout feature of the home is the substantial games room, currently housing a full-size snooker table and home bar, creating the perfect entertaining space, together with a separate home office ideal for those working remotely.

The second floor offers two further generously sized bedrooms, both enhanced with electrically operated VELUX skylights featuring rain sensors and integrated blackout blinds, creating bright yet comfortable living spaces.

Adding further versatility is the self-contained annexe, ideal for dependent relatives, guests, older children or even as a holiday let or Airbnb opportunity (subject to any necessary consents). The annexe comprises an open-plan kitchen and living area, a double bedroom and a modern bathroom.

Externally, the property is equally as impressive. A substantial gravel driveway provides parking for numerous vehicles and leads to a detached double garage. The beautifully established gardens wrap around the home, offering an exceptional degree of privacy, mature trees and generous lawned areas, ideal for family life and entertaining. The property also benefits from a separate outside WC, providing added convenience when enjoying the gardens or entertaining outdoors.

Of particular note is the exciting development potential offered by the substantial rear garden. Planning permission was previously granted for the construction of two four-bedroom detached houses within the large rear garden area. Although this permission has recently lapsed, the previous approval demonstrates the significant development potential of the plot, subject to the submission and approval of a new planning application. An existing secondary access point at the bottom of the plot further enhances the potential for future development and independent access. Prospective purchasers should make their own enquiries with the relevant local planning authority.

Further benefits include solar panels for improved energy efficiency, CCTV security system, newly installed windows and doors throughout, modern VELUX automatic rain-sensing roof windows with blackout blinds, and a detached double garage.

Offering an unrivalled combination of history, character, generous living space, modern upgrades and exciting future potential, this truly unique home presents a rare opportunity to acquire one of South Kirkby's finest period residences.

This remarkable home must be viewed to fully appreciate the scale of the accommodation, the quality of the setting, its fascinating historic features and the wealth of opportunity it has to offer.

- Ground Floor
- Entrance Hall / Cinema Room
16'10" x 13'
Projector and electric screen. Leads to the courtyard. Access to the dining room and stairs leading to the games room and office. Built in shelving. Tiled effect flooring. Access door leading to the front garden.
- Dining Room
16'7" x 8'5"
Access to the lounge and kitchen. Feature fireplace with hearth and surround. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevation and the original well.
- Kitchen
10'6" x 14'5"
A modern range of high and low level kitchen units in shaker style. Integrated appliances including five ring hob, extractor hood, oven, microwave and dishwasher. A useful range of built in cupboards with pull out pantry shelves. Sink with drainer, chrome mixer tap and quooker tap. Access to the dining room and the living room. Underfloor heating. Tiled effect flooring. UPVC double glazed window to the rear elevation and the original well.
- Utility Room
12'7" x 6'2"
A useful range of built in cupboards with pull out pantry shelves. Full length fridge and freezer. Plumbing for washer / dryer. Leads to the courtyard. Tiled effect flooring. UPVC double glazed windows to the front elevation. Access door leading to the front garden.
- Living Room
17'11" x 14'11"
Access to the kitchen, sunroom, rear living room, cellar and the stairs leading to the first floor. Feature fireplace with hearth and surround. Wood effect flooring. Central heated radiator. Windows looking to the sunroom.
- Sunroom
33'11" x 8'4"
Leads to the front garden. Stone flooring. Wood framed double glazed windows looking to the front garden. Access door leading to the front garden.
- Rear Living Room
13'5" x 14'9"
Feature fireplace with hearth and surround. Built in storage cupboards. Wood effect flooring. Central heated radiator. Windows looking to the sunroom.
- Annexe
A major advantage of Northfield House is its self-contained one-bedroom annexe. Providing its own kitchen/living space, bedroom and bathroom, it creates genuine independence while remaining connected with the main property. It could be particularly attractive for an elderly parent, adult child, visiting family, guests or other multi-generational arrangements. Subject to any permissions and regulatory requirements applicable to the intended use, purchasers may also wish to investigate its potential for short-term or other letting.



Kitchen / Living Area

10'1" x 9'8"

A modern range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood. Space for an American style fridge / freezer. One and half bowl sink with drainer and chrome mixer tap. Leads to the courtyard. Wood effect flooring. Partially carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Hallway

6'10" x 17'4"

Access to the bathroom, bedrooms and kitchen / living area. Carpeted throughout. Central heated radiator.

Bedroom Five

9'6" x 7'5"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom

9'3" x 7'6"

white suite comprising of panel bath with chrome taps, shower screen and mains feed shower. Vanity unit with storage below and wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Wood effect flooring. Central heated radiator.

First Floor

Games Room

17'8" x 41'1"

Access to the office. Home bar. Character beaming. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevations.

Office

17'3" x 8'5"

Character beaming. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Landing

5'10" x 14'7"

Access to bedroom one and two, the house bathroom and the stairs leading to the second floor. Carpeted throughout.

Bedroom One

11'11" x 14'10"

Access to the en suite. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite

10'7" x 14'12"

A white suite comprising of shower cubicle with mains feed shower. Panel bath with chrome taps and shower attachment. Bidet. WC with low level flush. Vanity unit with storage below and double wash hand basin with chrome taps. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front aspect.

Bedroom Two

13'9" x 8'11"

Feature fire with hearth. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom

9'12" x 5'7"

White suite comprising of panel bath with shower screen, chrome taps and shower attachment. Vanity unit with storage and wash hand basin with chrome tap. WC with low level flush. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed window to the side elevation.

Second Floor

Landing

7'12" x 16'2"

Access to both bedrooms three and four. Carpeted throughout. UPVC Velux auto sensor windows with black out blinds to the front exterior.

Bedroom Three

13'6" x 14'9"

Carpeted throughout. UPVC Velux auto sensor windows with black out blinds to the front exterior.

Bedroom Four

6'12" x 13'12"

Built in storage cupboards. Carpeted throughout. UPVC Velux auto sensor windows with black out blinds to the front exterior.





Chapel Lane, South Kirkby, WF9 3NH

External

Externally, this exceptional home occupies a substantial and private plot, accessed via a private road and secured behind electric gates, creating an impressive approach and a superb sense of exclusivity. A generous gravel driveway provides ample off-road parking for numerous vehicles and leads to a detached double garage.

The beautifully established gardens surround the property, offering an excellent degree of privacy with mature trees, expansive lawned areas and a variety of seating and entertaining spaces. The impressive grounds not only provide the perfect setting for family life but also offer exciting development potential, subject to the necessary planning permissions, with the added benefit of an existing secondary access point to the rear of the plot.

The Properties History

Northfield House is a substantial pre-1800 stone residence, (recorded 1750 on our mortgage papers) with a remarkable connection to South Kirkby's history. The property is officially recorded on Wakefield MDC's register of Buildings of Local Interest, reflecting its importance to the historic character of the village.

Historically associated with South Kirkby's blacksmithing tradition, Northfield House has been home to generations of local families. An extraordinary private archive of original photographs, family records and correspondence survives relating to the property, including photographs dating from the late Victorian and Edwardian period.

The archive records the Longbottom and Copley families at Northfield House. William Longbottom, born in 1881, married Annie Copley in 1904, and an original wedding photograph preserved with the collection records the photograph as having been taken at Northfield House following their marriage at All Saints Church, South Kirkby.

Perhaps the property's most intriguing story concerns the dawn of motoring. An original photograph survives of a very early motor vehicle together with handwritten provenance recording that the car was constructed by "Copley & Longbottom" at Northfield House. Family history adds the delightful detail that, when the car was completed, it proved too large to remove from the garage and the garage entrance had to be altered to get it out.

Although research into the precise date and significance of the vehicle continues, the photograph provides an exceptional surviving link between Northfield House, local craftsmanship and the pioneering early years of motoring. Further historical photographs show generations of the Longbottom family in the gardens of the property, while correspondence preserved with the collection recalls Northfield House and the nearby church road before it was widened around 1920-21.

The house itself retains another rare reminder of its past: its original well, still visible today within the property. ?

Over subsequent generations the house has been extended and adapted into the impressive family residence seen today, but its stone fabric, historic setting, well and remarkable photographic archive provide a direct connection with more than a century of life in South Kirkby.

For the next owner, Northfield House offers not only a distinctive home, but the opportunity to become custodian of a fascinating piece of South Kirkby history.

Further Potential

The size and configuration of the grounds may be of particular interest to purchasers looking for longer-term possibilities.

A secondary access point already exists towards the bottom of the plot, and previous owners are understood to have explored the possibility of an additional dwelling within the grounds.

No representation is made that development will be permitted, and interested parties should make their own enquiries with the relevant planning authority. Any development would be strictly subject to obtaining all necessary planning and other consents.

Modern Improvements

Alongside its period character, Northfield House has benefited from a number of practical improvements, including:

- Solar panels
- Replacement windows and doors
- CCTV security
- Electric entrance gates
- Automatic rain-sensing VELUX windows with blackout blinds
- Underfloor heating to relevant areas
- Detached double garage
- Extensive private parking

The property has mains electricity and gas supplies together with solar generation.



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

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