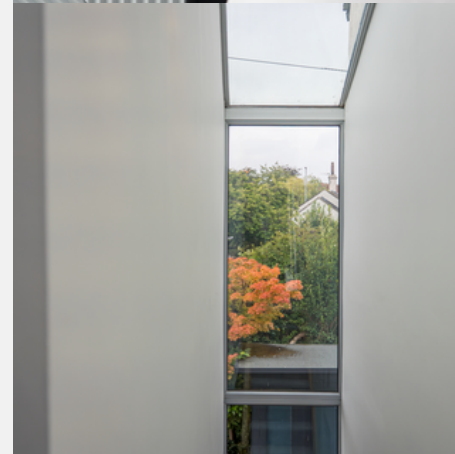
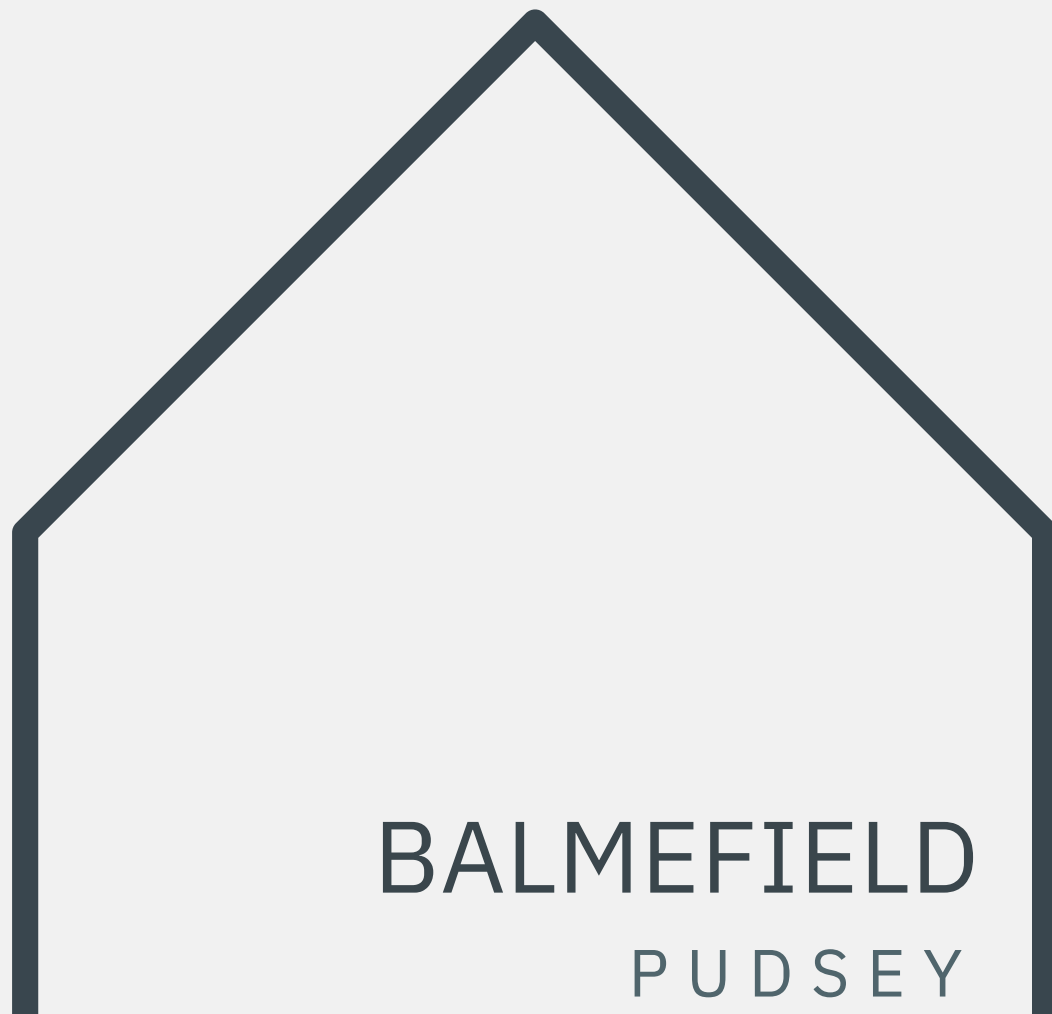






A HOME SHAPED AROUND FAMILY LIFE

Balmefield has evolved with the family who have called it home for 21 years. Originally dating from around 1900, its story changed significantly in 2013 when the owners worked with an architect to remodel and almost double its original footprint. The intention was simple: to create a long-term family home with the space and flexibility to grow.

Today, the architecture combines exposed Yorkshire stone with crisp white render, bringing together the character of the original home and the cleaner lines of its later additions. Its distinctive L-shaped footprint wraps around a private courtyard garden, allowing the outdoors to become a constant part of everyday life.

Set behind electric gates, Balmefield feels surprisingly private. Yet Pudsey town centre, well-regarded schools and commuter connections towards Leeds and Bradford are all within easy reach.

WHERE OLD MEETS NEW

The entrance hall immediately reveals the architectural ambition behind the transformation. Pale tiled flooring runs beneath a glass-balustrade staircase, while a dramatic full-height glazed section draws daylight through both floors and creates views towards the gardens.

There is underfloor heating throughout the hallway and kitchen, bringing a practical comfort to the generous living spaces.

The main living room has been designed with evenings in mind. Dark blue feature walls give it a more atmospheric character, while a ceiling-mounted projector and drop-down cinema screen transform the room for family film nights. Full-height sliding glass doors open directly onto the courtyard, with electric blinds allowing the mood to change at the touch of a button.

A second reception room provides useful contrast. Currently arranged as a relaxed family space, with the addition of a window seat overlooking the wrap-around front garden. Its proportions would work equally well as a playroom, study or quieter sitting room.





MADE FOR EVERYDAY LIFE

At the centre of Balmefield is a Mereway kitchen created for the pace of family life. High-gloss grey cabinetry is paired with dark wood-grain units and white quartz worktops, while a substantial island incorporates a raised breakfast bar with seating for five.

Integrated Siemens Bosch appliances include an induction hob, steam oven, oven and dishwasher, alongside an integrated space for an American-style fridge freezer. Bi-folding sliding doors open the kitchen onto the courtyard, making the garden feel like an extension of the room during warmer months.

The adjoining utility keeps the practicalities neatly out of sight with fitted Mereway cabinetry, and space for a stacked washing machine and drier. Further benefits include an adjoining WC.

For occasions that deserve a table of their own, the separate dining room provides a more formal setting. Olive green walls bring depth and warmth, while a pebble coal-effect gas fire creates an inviting focal point. It is a room made for Sunday lunches, Christmas dinners, celebrations and evenings that stretch beyond the meal itself.



“The kitchen has always been where everyone ends up. The children can sit at the breakfast bar while we’re cooking and in summer we open both the kitchen and living room glazed doors and the whole space spills outside.”



A PLACE OF THEIR OWN

Upstairs, the principal suite provides a calm retreat from the sociable spaces below. A full-height window looks across the courtyard, while extensive mirrored wardrobes provide generous storage without compromising the proportions of the room.

Its private en-suite includes a bath with shower above, complemented by crisp white tiling and grey porcelain flooring.

“Having our own space at the end of the day has always been important. It's separate enough from the main part of the house to switch off, but we've still always felt connected to the rest of the family.”





SPACE TO GROW INTO



Four further double bedrooms make Balmefield particularly well suited to family life. One is currently used as a home study, showing how easily the accommodation can adapt as needs change.

To the other side of the landing, a double bedroom has its own en-suite shower room, while a further two bedrooms share a Jack and Jill bathroom with a full-size bath. Together with the principal en-suite, this gives the first floor three bathrooms and an arrangement particularly well suited to a growing family.

The landing is more than simply a route between rooms. Soft grey carpeting, glass balustrades and natural timber handrails sit beneath the dramatic glazed atrium, drawing light through the centre of the first floor and reinforcing the connection between the original home and its architect-designed extension.

LIFE AROUND THE COURTYARD

“We’ve always loved that there isn’t just one place to sit outside. You can follow the sun around the garden during the day, then everyone seems to come back together in the courtyard.”



The L-shaped architecture comes into its own outside, wrapping around a generous south-east facing courtyard that feels like an outdoor room at the heart of Balmefield. Large-format paving provides plenty of space for dining and seating, with rendered planters, mature planting and an established olive tree softening the contemporary lines.

Beyond the courtyard, the gardens continue around the home, creating a series of different spaces to enjoy as the day unfolds. There is room to move with the sun, finding a sunny corner for a morning coffee, gathering around the courtyard during the day or settling down on the lawned garden decking as the evening draws in.

There is a real sense of space throughout, with established planting alongside more practical areas for the summer house and garden shed. The wrap-around layout also gives the gardens a natural flow, with different areas to explore and plenty of scope for a new owner to shape them around their own way of life.





MORE THAN A HOME OFFICE

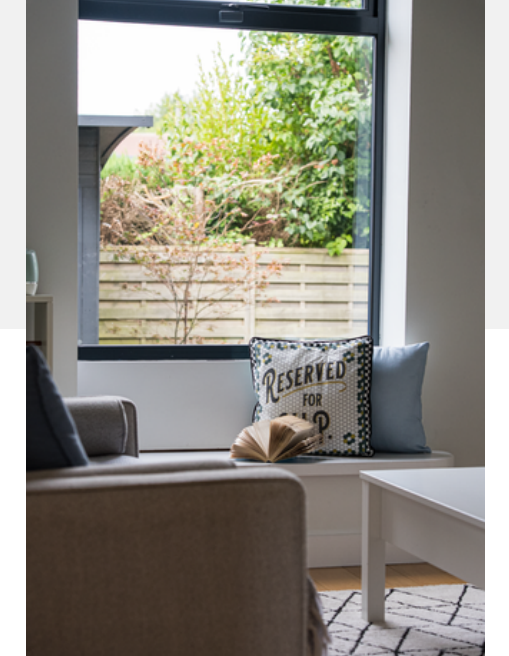
A substantial stone-built studio adds another dimension. Presently used as an impressive home office, it is fully insulated and equipped with an air source heat pump that provides independent conditioning for heating and cooling.

Dedicated internet cabling, water and drainage make it particularly well equipped for working from home, a hobby room or home gym. Subject to any necessary permissions, its specification could also lend itself to creating self-contained guest accommodation. A further door connects through to the workshop and garage.





ROOM FOR WHAT COMES NEXT



Electric gates open onto a block-paved driveway with comfortable parking for four cars. The double tandem garage provides space for up to four additional cars and incorporates an EV charger; an unusual level of garaging for a home so conveniently placed for town life, and is the perfect dry storage for any car collection.

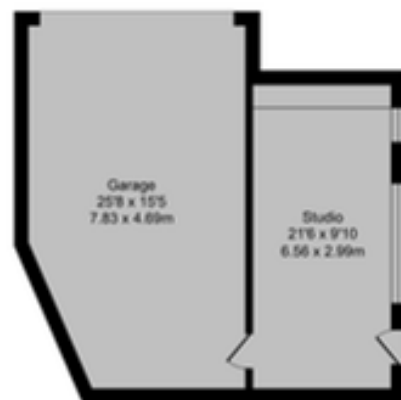
After 21 years, Balmeffield is ready for its next chapter. What the owners leave behind is the home they deliberately created for their family. Five double bedrooms, three reception rooms and three bathrooms provide the practical foundations, but its appeal goes further.

It is a home shaped around family life, where architecture, garden and everyday living have been considered together. Just as Balmeffield adapted to one family as they grew, there is now space for another to make it entirely their own.

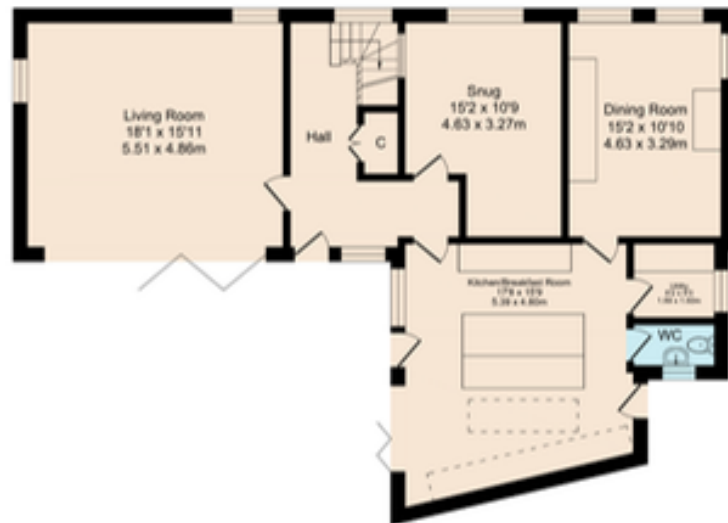


Balmefield, LS28

Total Approx. Floor Area 2653 Sq.ft. (246.5 Sq.M.)



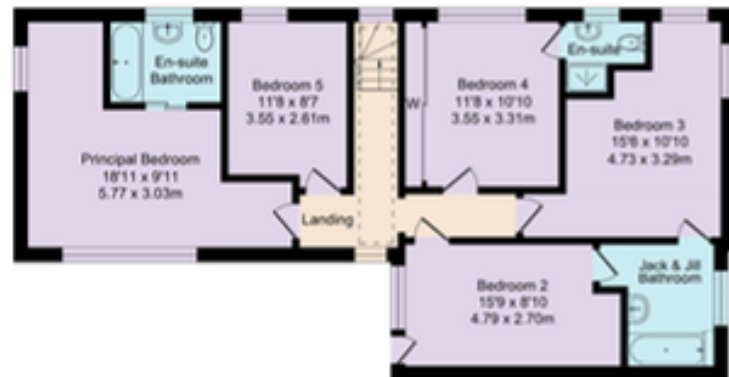
Garage
Approx. Floor
Area 593 Sq.Ft
(55.1 Sq.M.)



Ground Floor
Approx. Floor
Area 1096 Sq.Ft
(101.8 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
sizes and locations, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.

Produced by Floorplans Ltd. 2026



First Floor
Approx. Floor
Area 964 Sq.Ft
(89.6 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Modern detached family home
- 5 double bedrooms
- 3 reception rooms
- 3 en-suite bathrooms and downstairs WC
- Underfloor heating throughout the hallway and kitchen
- Modern kitchen with bi folds leading to the patio
- Large south-east facing patio and wrap around gardens
- Stone built fully equipped garden studio
- Private electric gated driveway with space for 4 cars and double garage with space for additional 4 cars
- Mains services

FINER DETAILS

ASK THE OWNERS

Where do I go when I need...



Train station?
New Pudsey rail station can be walked
across the fields in 15 mins.



A walk?
Fulneck - Tong



Pub?
Marsh Inn (5 min walk)
The Bank House (20 mins walk)



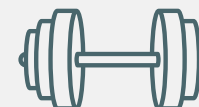
Milk & bread?
Permier Shop (3 min walk)



School?
Pudsey Waterloo Primary School (5 min walk)
Pudsey Grammar School (3 min drive)



Chemist?
Boots (15 min walk)



Gym?
Pudsey Leisure Centre (20 min walk)



POI?
Owlcotes Shopping Centre (5 min drive)
Leeds Bradford Airport (20 min drive).
Leeds city centre (20 min drive)



Takeaway?
Red Box Chinese Takeaway (3 min drive)



Meal out?
Gigi's Italian (3 min drive)



BALMEFIELD, 15 HIGHFIELD TERRACE, PUDSEY, LS28 7NZ



WHAT3WORDS: ///cone.scar.friend

To view BalmeField
Call: 0113 460 1827
Email: hello@mrandsmrchild.com

Mr & Mr Child
Quintessentially Different