



— THE —  
FARMSTEAD





## A RURAL RESTORATION

Set in the peaceful, sleepy village of Skelbrooke, this completely renovated Grade II listed farmhouse offers a rare blend of heritage and modern comfort. Built more than 200 years ago from Yorkshire stone and retaining traditional charm from the exterior including classic sash windows and a red slate roof, the home has been thoughtfully designed to suit contemporary living whilst celebrating its historic character. The versatile and well-proportioned rooms including a magnificent open-plan ground floor will provide a luxury family home life.







Inside, vaulted ceiling and exposed beams as well as high-quality finishes create a calm and slick interior aesthetic that lends itself to accommodating busy family life and effortless entertaining. Outside, the setting is just as impressive. The property sits behind electric gates from the main lane that open onto a block paved driveway finished with a timber carport. A large enclosed private garden and additional paddock spanning approx. 1.3 acres back onto open countryside offering enviable field views in every direction. Timeless, practical and beautifully located – this really is country living done well.







# A WARM WELCOME

With seamless flow and striking design, the open-plan kitchen, dining and living areas form the showstopping social hub of the home, with each zone characterised with its own touch of luxury. During the day, dual-aspect windows flood the space with natural light – with one set of French doors leading out to the garden. The living space is defined by a dramatic vaulted ceiling, softened by neutral tones and illuminated by thoughtful spotlighting. Herringbone Amtico flooring adds texture and warmth underfoot, while plush seating, mirrored accents and space for modern artwork create a beautiful setting for relaxed evenings or group entertaining.







Just a few steps away, the dining room transitions effortlessly into the kitchen, designed by Grove House Kitchens. Dove grey shaker-style wall and base units finished with Quartz worktops ooze timeless charm and are set around the central island which is integral to the space. Housing an induction hob and integrated modern extractor, two ovens and a sizable wine fridge, it's the perfect party house to host dinners and drinks.



A STYLISH  
HEART TO THE  
HOME





Exposed beams have been retained as a nod to the home's heritage, while the warm hues from the larder cupboard and ample soft seating dotted around the breakfast bar and along the window seats make it homely and a perfect place for all to gather. A stable style door invites natural light in and leads directly to the garden, making the entire space perfect for hosting — from summer gatherings to cosy winter suppers. Tucked away behind the kitchen is a complementary utility room with an additional sink, storage and space for a large larder fridge-freezer. Next door you'll find an equally sizeable and modern downstairs W/C featuring wall-hung fittings and decorative mosaic tiles.





## SMART USE OF SPACE

On the opposite wing of the property beyond the lounge is the impressive home office. Herringbone Amtico flooring continues through this elegant minimalistic space which offers access straight onto the driveway and comes complete with spacious store/boot room area and a fully tiled shower room next door for ultimate privacy. The smart additions mean this space could easily be used as a bedroom if the needs of the future family who occupy this property need it to.

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## FIRST FLOOR PRACTICALITIES

As you ascend to the first floor via the bespoke floating Oak staircase from the dining room, you'll arrive on the spectacular gallery landing which is an architectural feature in itself. Suspended above the main living area – bordered by clear glass and oak balustrades – it allows uninterrupted views and a natural sense of flow between floors. The vaulted ceiling and exposed original timber beams which you'll notice as a theme throughout, add character and contrast to the clean lines and neutral palette.



From here and before you reach the bedroom spaces, you'll find the laundry room – a secondary utility space designed with practicality in mind to keep the clothes upstairs, plus a beautiful dressing room featuring a full wall of shaker style built-in wardrobes.







## VAULTED CEILINGS

Spanning a generous footprint above the whole of the kitchen and dining room is the imposing master bedroom complete with a private dressing room and en-suite bathroom. The bedroom space with signature beams and symmetrical dual windows is light and airy with impeccably styled decor much like the rest of the home. Industrial style chrome rails are fitted around the walk-in wardrobe, offering ample storage space for any couple.

Next door is a fully renovated en-suite finished to a high specification with a modern edge finish and Geberit fittings. Large, marble-effect tiles run across the walls and floor providing a seamless backdrop for the freestanding bath, open walk-in shower with recessed shelf as well as a large storage room perfect for storing fresh towels and robes. A heated towel rail, timber effect vanity unit and backlit mirror add warmth and practicality.







## MODERN MARBLE

Back across the landing, you'll discover the family bathroom presented in a similar format and design with complementary marble tiles – also featuring a large freestanding tub with floor mounted taps, walk in shower, vanity unit basin and heated towel rail.







Bedrooms two and three are versatile large doubles that share the family bathroom at this side of the property. The slightly larger of the two features dual-aspect windows and fitted shaker-style wardrobes in keeping with the bespoke storage as seen in the previous dressing room. The final bedroom also has enough square footage for freestanding furniture with an interesting alcove space and enjoys views of the rolling fields.

## ROOMS WITH A VIEW





# COUNTRYSIDE RETREAT



One of the main draws of The Farmstead – aside from its stunning stone facade and character – is the peace and tranquillity that is evident from the moment you step out from either one of the exterior doors. An Indian stone terrace spanning the width of the house acts as an extension of the living space in the summer months, whether you want to relax or entertain, with ample scope to add patio furniture, a fire pit or hot tub for when the evenings draw in.



The immaculate low maintenance lawn is perfect for families, enclosed with mature hedges to make it safe for children and animals to play, without interrupting the far-reaching rural views. Beyond the garden and farm gate, an approx. 1.3 acre private paddock is all yours for equestrian adventures or for simply expanding out the garden space.



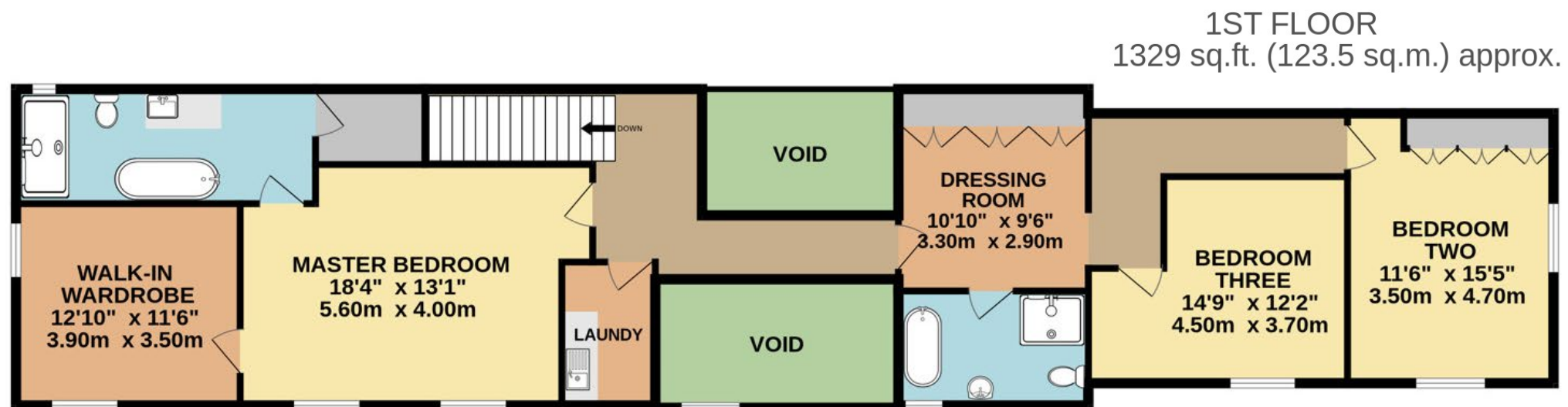
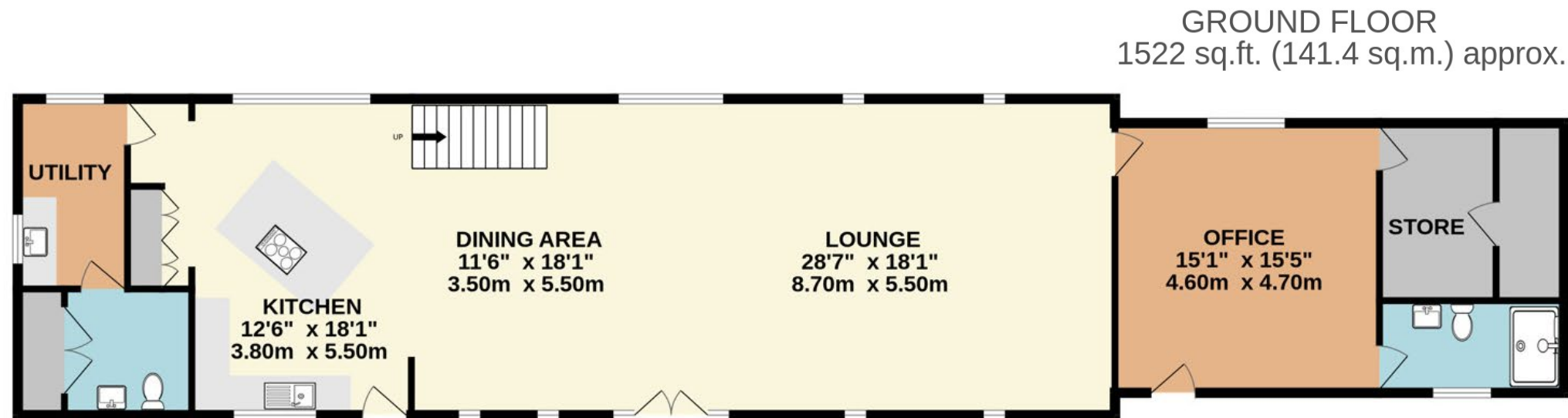


## AREA TO EXPLORE

Tucked alongside the picturesque River Skell, the charming village of Skelbrooke offers peaceful rural living while keeping you connected to nearby towns and cities. Nestled just north of Doncaster and a short drive from Pontefract, this hidden gem is ideal for those seeking the tranquility of the countryside without feeling remote. Woodland walks and open fields surround the village, with Brockadale Nature Reserve not too far away, providing endless opportunities for weekend rambles and wildlife spotting. When it comes to dining out, you're perfectly placed. A short trip to Wentbridge and you can enjoy The Bluebell Inn with its fantastic pizzeria or indulge in exquisite cuisine at the renowned Wentbridge House Hotel. For everyday essentials, the nearby town of South Elmsall is just a few minutes away, also offering train services into Doncaster and Sheffield, making commuting or day trips to the city easy and convenient with direct access to London from Doncaster in 1hr 40 minutes. When you need a little more, Pontefract's bustling market town is close by, with a growing selection of cafes, bars, and independent shops. Families will find excellent schooling options nearby, including several well-rated primaries and secondaries in Pontefract, as well as the prestigious Ackworth Quaker School for private education. With the A1 just minutes away, Skelbrooke offers calm, countryside living with unbeatable access to Yorkshire's wider motorway network.







TOTAL FLOOR AREA : 2851 sq.ft. (264.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## KEY FEATURES

- Exquisite Grade II Listed Three Bedroom Farmhouse
- Stunning Open-Plan Kitchen, Dining & Lounge Areas with Vaulted Ceilings
- Separate Utility Room and Modern W/C
- Thoughtfully Designed Home Office Wing with Private Shower Room Ideal as Fourth Bedroom
- Impressive Galleried Landing with Floating Oak Staircase and Glass Balustrades
- Grand Master Bedroom with Dressing Room and Luxury En-Suite
- Elegant Four Piece Family Bathroom and Useful Upstairs Laundry Room
- Peaceful and Private Garden with Indian Stone Patio and Approx 1.3 Acre Paddock Backing onto Open Countryside
- Secure Electric Gates, Block Paved Drive and Carport for Multiple Vehicle Parking
- Peaceful Village Location with Excellent Commuter Links
- Freehold Property and Council Tax Band E



# THE FARMSTEAD

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WHAT3WORDS: crumb.hills.petty

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