



## Hall Farm Hall Lane, Chapelthorpe - WF4 3JE

£775,000 Freehold

Holroyd Miller have pleasure in offering for sale this truly unique family home which combines a Grade Two Listed Period former Farmhouse which has over recent years had a contrasting contemporary extension which would suit those with dependent relatives. Occupying a secluded and private position within this popular village of Chapelthorpe south of Wakefield city centre within easy reach of Wakefield city centre and J39/M1 for those travelling to either Leeds or Sheffield, local schools and Newmillerdam and its various eateries and pubs, walks and cycle paths. The well planned accommodation retains period features with sash windows with original shutters, stone fireplace with log burner, yet in contrast, full height glass atrium gives access to further sitting room with bi-folding doors leading onto the extensive walled garden with two further bedrooms and bathroom above, private gardens and Summer House, together with two garages provides a truly unique home which must be viewed to appreciate all that is on offer.

### **Impressive Entrance Reception Hallway**

With open staircase, understairs storage, Karndean flooring, leading through to...

### **Living Room**

With feature stone fire surround and hearth with log burner, cornicing to the ceiling, Georgian sash windows with shutters, French doors lead through to the glass atrium which joins the contemporary extension, central heating radiator.

### **Glass Atrium**

Which joins the contemporary extension, with views overlooking the garden, stone flagged floor with LED strip lighting, light oak steps into...

### **Family Room**

With oak heringbone flooring , bi-folding doors makes the most of the views over the garden, an excellent entertaining space with downlighting to the ceiling, two central heating radiators, understairs storage.

### **Kitchen/Diner**

Fitted with a matching range of units with feature centre island with Induction hob, extractor hood over, two built in ovens, fridge and freezer, coffee machine and microwave, integrated dishwasher, Karndean flooring, windows to three sides makes this a light and airy space with views overlooking the walled gardens, central heating radiator.

### **Home Office/Playroom**

With dual aspect double glazed windows, rear entrance door.

### **Utility Room**

With built in cupboards, plumbing for automatic washing machine, central heating boiler.

### **Adjacent Cloakroom**

Having wash hand basin, low flush w/c, half tiling.

### **To the First Floor**

#### **Stairs lead from Family Room to**

With built in storage cupboard, central heating radiator.

### **House Bathroom**

Spacious House Bathroom with period style suite with feature free standing bath with shower attachment, high flush w/c, corner shower cubicle, twin wash hand basins, Georgian sash window, heated towel rail, tiling.

### **Bedroom**

With central heating radiator, Georgian Sash window overlooking the walled garden.

### **Bedroom**

With Georgian sash window, central heating radiator overlooking the garden.

### **Home Office**

With central heating radiator and views overlooking the garden.

### **Stairs lead to...**

#### **Master Bedroom Suite**

With feature panelling, two wall light points, full height double glazed window overlooking the garden.

#### **Ensuite Shower Room**

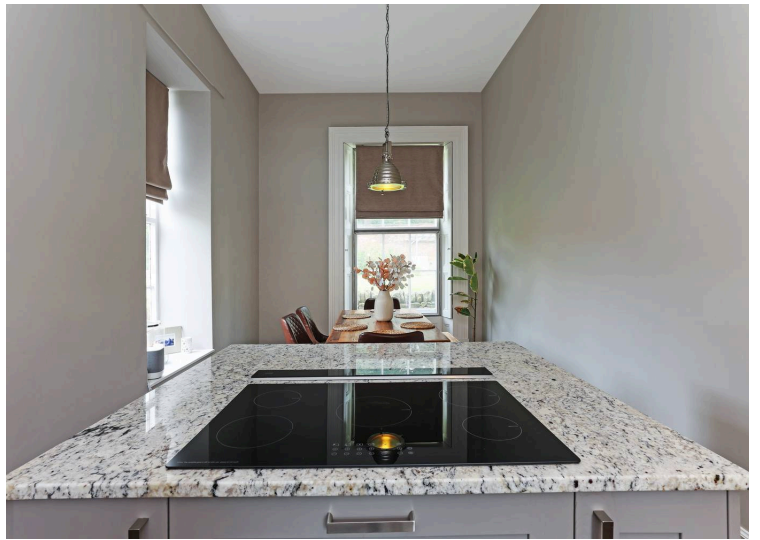
Having marble tiles with wash hand basin set in vanity unit, low flush w/c, walk-in shower, chrome heated towel rail, double glazed window.

#### **Bedroom/Dressing Room**

With double glazed window, central heating radiator.

### **Outside**

The property occupies a position adjacent to Chapelthorpe Hall with stone cobbled driveway providing ample parking with adjacent single car garage. To the rear an extensive walled garden being mainly laid to lawn, BBQ area, further Summer House providing excellent entertaining space, stone flagged patio, all retaining a high degree of privacy.

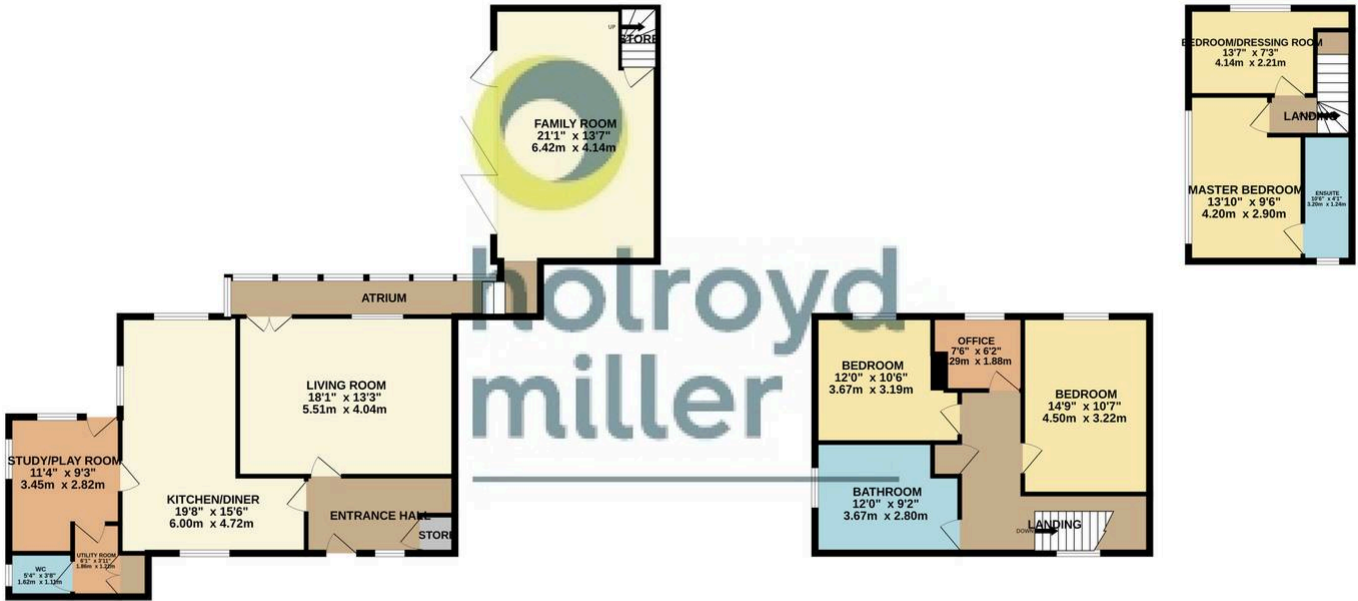






GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.

1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 1901 sq.ft. (176.6 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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