



The Birches, Grimpit Hill, Notton Lane, Asking Price:
Notton, Wakefield, WF4 2PG £1,250,000

Holroyd Miller have pleasure in offering for sale this stunning, individually designed, detached home, occupying a slightly elevated position and located within the popular, sought after village of Notton, south of Wakefield. Offering luxury accommodation, which has been presented to the highest of standards, having been built to a high specification, to include underfloor heating (UFH) throughout the ground floor, making this an energy efficient home. The well planned interior briefly comprise: entrance reception hallway with full height window and galleried landing, downstairs w.c., separate cloaks, living room with feature covered balcony, accessed via bi-folding door, gym/home office, stunning open plan kitchen/diner/family room, with a range of built-in appliances, Quartz worktop and built in bar area, with bi-folding doors leading onto the south facing main garden area/sun patio, adjacent larder and separate laundry room. To the first floor, five bedrooms, four bathrooms, master with feature free standing bath and walk in dressing area with fitted wardrobes. Outside, the property occupies a private position behind automated gates. The extensive driveway provides secure and ample off-street parking, leading to a large double garage with automated door. The garden areas have been thoughtfully landscaped, with gabion basket walling, with several zoned seating areas, retaining a high degree of privacy. Located within easy reach of Wakefield or Barnsley centres and their excellent range of amenities and schools, with easy access to junctions 38/39 of the M1 and rail services to London/Leeds or Edinburgh. Viewing essential.

Entrance Reception Hallway

With UFH, porcelain tiled floor, built in cloaks cupboard, double height glazed screen, surrounding contemporary entrance door and glass galleried landing above

Cloakroom

With feature Carrara marble wash hand basin, set in washstand, wall hung w.c, aged brass fittings/wall lights and double-glazed window with fitted shutter blind. UFH.

Living Room 19'6" x 17'11" (5.94m x 5.46m).

Glazed double doors leading to a light and airy room with fitted shutters, three double glazed windows to the front, bi-folding doors leading through to covered balcony with porcelain tiled floor, feature slate T.V. wall with fitted side units. UFH.

Gym/Office 10'6" x 13'1" (3.2m x 4m).

Glazed door with double glazed window and UFH, offering a second reception room.

Open Plan Kitchen/Diner/Family Room 33'3" x 20'7" (10.13m x 6.27m).

Double glazed doors leading again to a light and airy room, with bi-folding doors leading onto the sun terrace. French doors to the side, leading onto the porcelain tiled outdoor seating area. Feature fitted bar with fridge and wine/beer cooler, stunning kitchen area, fitted with a mix of Shaker style fronted wall and base units, contrasting Quartz tops and centre island with feature range oven and concealed extractor hood over, two integrated fridge freezers, dishwasher, breakfast bar unit, Perrin & Rowe boiling water tap and rinser. UFH.

Larder 13'1" x 6'7" (4m x 2m).

Walk in larder with glazed door and ample shelving for food storage.

Turn Staircase Leads to...

First Floor Galleried Landing

With glass balustrade and full height double glazed window, making the most of the views toward the village.

Main Bedroom to Rear 18'1" x 16'7" (5.5m x 5.05m).

Having double glazed French doors, leading onto "Juliette" balcony, overlooking private outdoor dining area and views over pastures beyond. Two contemporary radiators. Free standing part height wall separates from the

Walk-in Dressing Room

With a comprehensive range of full width built in wardrobes.

En Suite Bathroom

Stunning bathroom with free standing copper bath and mixer tap unit, walk in rain shower, double wash hand

basins set in vanity unit, feature porcelain tiling and wall hung w.c., double glazed window and contemporary radiator, aged brass fittings/wall lights.

Bedroom to Front 11'1" x 10'4" (3.38m x 3.15m).

Double glazed window, contemporary radiator, with walk-through built-in wardrobe area, leading to "Jack 'n' Jill" en suite.

Jack n Jill" Ensuite

With walk in rain shower with wall hung w.c., wash hand basin set in vanity unit, aged brass fittings and contemporary radiator

Bedroom to side 13'4" x 9'9" (4.06m x 2.97m).

Walk through dressing area with built in wardrobes, contemporary radiator and two double glazed windows. Access to "Jack 'n' Jill" en suite.

Bedroom to Rear 9'9" x 10'10" (2.97m x 3.3m).

With two double glazed windows, feature radiator.

Ensuite

With wall hung wash hand basin, wall hung w.c., panelled bath with shower over, aged bronze finish fittings, contemporary radiator, feature porcelain tiling.

Bedroom to Front 11'6" x 9'10" (3.5m x 3m).

With double glazed window and contemporary radiator and open views, leading to...

En Suite Shower Room

Walk in rain shower, wall hung w.c., wall hung Arabascato marble wash hand basin, rose gold fittings, feature tiling and contemporary radiator.

Outside

The property is set well back from the road and access is via automated gates with intercom, to tarmac driveway, providing ample off street parking and turning space, giving access to garage with automated Hormann door, with power and lighting, including EV Charging point (7m x 6m). Central heating boiler, pedestrian rear entrance door. Porcelain steps lead to front door. Access from the living spaces to the stunning landscaped gardens, with mains power sockets for extensive lighting, gabion baskets, sleeper steps, sunken gravel garden seating area, bamboo grasses providing screening and privacy, Mediterranean style porcelain tiled seating area, porcelain tiled masonry barbecue to the side, making the most of the privacy. To the rear, private porcelain tiled dining area, sat beneath rose covered arches. Screened off practical utility area, leading onto chipping area with planting, further seating area and tool shed. The property has an alarm system and CCTV. Tenure Freehold Council Tax Band G







BASEMENT
462 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
1585 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA : 3434 sq.ft. (319.0 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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