



"Highfield"
306 Barnsley Road, Wakefield,
West Yorkshire, WF2 6AX

Asking Price:
£1,700,000

Holroyd Miller have pleasure in offering for sale "Highfield" a most imposing stone built detached residence dating back to 1912, but over recent years has undergone a comprehensive refurbishment programme. Offering unrivalled family accommodation together with outdoor entertaining suite including bar/games room, gym, secluded courtyard with hot tub and entertaining area, together with formal gardens to the front, sweeping gravelled driveway provides ample off street parking leading to garage. The accommodation offers impressive period features combined with modern day luxury fittings comprising entrance vestibule leading to reception hallway with original polished wood floor and fireplace, display wine cabinet, useful understairs storage with impressive open staircase, formal dining room with feature bay window opening to luxurious sitting room with feature fireplace and French doors leading onto the front patio, separate family room with log burner, study area giving access to breakfast room with built in storage cupboards, stunning open plan breakfast kitchen with feature roof light making this a light and airy room with a comprehensive range of built in appliances, feature marble centre island, adjacent utility room. To the first floor, three bedrooms all with own ensuites, including master bedroom suite with ensuite adjacent dressing room with access to balcony, stunning house bathroom with feature copper free standing bath. To the second floor, further three bedrooms, however this top floor could be utilised as a self contained apartment or annex with fully fitted kitchen/diner, living room, combined shower room and plant room. A truly enviable home which has been meticulously brought to life by the current owners. Offering tremendous privacy, yet convenience with local pubs and restaurants within walking distance, local train station, access to J39/M1 ideal for those travelling to either Leeds or Sheffield, only a short distance from Wakefield city centre and its excellent independent schools.

Entrance Vestibule

With tiled floor leads through to...

Reception Hallway

With feature open period staircase with balustrade, understairs storage cupboard/rear entrance, feature fire surround with tiled inset and hearth, feature glazed wine cabinet with wine coolers, herringbone style polished wood floor.

Cloakroom

Having panelling, original tiled floor with low flush w/c, pedestal wash basin, heated towel rail, double glazed window.

Home Office 11'11" x 11'11" max (3.63m x 3.63m max).

With polished wood floor, feature double glazed sash window, cornicing to the ceiling and picture rail, built in storage units, cupboards and drawers, display shelving central heating radiator.

Formal Dining Room 17' (5.19) plus bay window x 8'4" (2.55).

A light and airy room with three double glazed windows to the side, feature bay window to the front, heavy moulded ceiling, an excellent entertaining space with feature period style fire surround with marble inset and hearth with flame effect fitted gas fire, two central heating radiators, opening to...

Living Room 20' (6.1) x 18'11" (5.77) plus bay window.

With feature double glazed bay window with French doors leading onto the raised patio area overlooking the formal gardens, again a light and airy room with heavily moulded ceiling, feature marble fire surround and hearth, central heating radiators.

Family Room 18'4" (5.6) plus bay window x 16'5" (5.00).

A light and airy room with feature bay window and window to the side, three feature radiators, polished oak flooring, feature marble fire surround and hearth with log burner, opening to...

Study Area 7'7" x 5'11" (2.3m x 1.8m).

With comms cupboard.

Breakfast Area 15' x 11'11" (4.57m x 3.63m).

With downlighting to the ceiling, further storage under the windows with two double glazed windows, herringbone style flooring, opening to...

Breakfast Kitchen 29'5" x 10'8" (8.97m x 3.25m).

Superbly appointed with a matching range of grey

shaker style kitchen units with feature display units, marble worktops and centre island with feature Belfast sink, Range oven with extractor hood over, integrated fridge and freezer, tiled splash backs and marble splash backs, feature vaulted ceiling with Velux roof lights makes this a stunning entertaining space with double glazed windows, stable style rear entrance door, built in breakfast table.

Utility Room/Boot room 14'4" x 7'6" (4.37m x 2.29m).

Similarly fitted to the kitchen with a comprehensive range of units, oak worktops extending to seating area with storage under, Belfast sink with mixer tap unit, tiled splash backs, two double glazed windows, tiled floor, central heating boilers, automatic washing machine, space for dryer, rear entrance door.

Stairs lead to...

First Floor Galleried Landing

With balustrade, feature stained glass window, feature radiator.

Master Bedroom Suite 18'8" (5.69) x 16'5" (5.01) plus bay window.

With feature double glazed bay window, double glazed windows to the side making the most of the views, mouldings to the ceiling, two central heating radiators.

Ensuite Shower Room

Recently refitted, fully tiled with wall hung "his and hers" wash hand basins with vanity unit and storage underneath, low flush w/c, walk-in shower with Raindance shower head, vanity mirrors, double glazed window and feature radiator.

Adjacent Dressing Room 19' x 12'4" (5.8m x 3.76m).

This could easily be utilised as a further bedroom if so required, however this has been re-fitted with feature display shelving, cornicing and drawers, double glazed window and door leading onto the balcony making the most of the views overlooking the formal gardens.

Guest Bedroom to Side 12'3" x 11'11" (3.73m x 3.63m).

With two double glazed windows, cornicing to the ceiling, central heating radiator.

Ensuite Shower Room

With double glazed window, marble tiling with recess, low flush w/c, wash hand basin, walk-in shower with Raindance shower head, heated towel rail.

Bedroom to Front 18'8" x 16'5" (5.7m x 5m). With feature fire surround with tiled inset and marble hearth, feature double glazed bay window and double glazed window to the side, central heating radiator.

Ensuite Shower Room

Being fully tiled with marble tiles to walls and floor, feature marble wash hand basin set in vanity unit, low flush w/c, walk-in shower with Raindance shower head and shower attachment, feature heated towel rail.

Stunning House Bathroom

With feature panelling, heated towel rail and radiator, period style low flush w/c, feature wash stand with marble worktop, built in storage cupboards, tiled floor, feature copper free standing bath with mixer shower tap, oozing luxury and character, double glazed window, useful understairs storage cupboard.

Stairs lead to...

Second Floor Landing

With built in storage and plant room.

Combined Shower Room

With wash hand basin, low flush w/c, shower, double glazed window, tiling.

Kitchen Diner 18'8" x 8' (5.7m x 2.44m). Superbly appointed with a range of dark grey anthracite shaker style base units with contrasting worktop areas with colour co-ordinated sink unit, monobloc tap fitment, built in oven and hob, tiling, feature vaulted ceiling with downlighting, laminate wood flooring, central heating radiator.

Bedroom 13'4" x 11'2" (4.06m x 3.4m).

With double glazed window, built in storage cupboard, opening to...

Adjacent Bedroom 13'11" x 9'9" (4.24m x 2.97m).

Ideal for teenagers, with double glazed window.

Living Room

Having dual aspect double glazed windows making the most of the views, built in storage cupboards, period style fire surround, central heating radiator.

Adjacent Bedroom 14'11" x 8' (4.55m x 2.44m).

Having built in wardrobes, feature vaulted ceiling with downlighting, double glazed window.

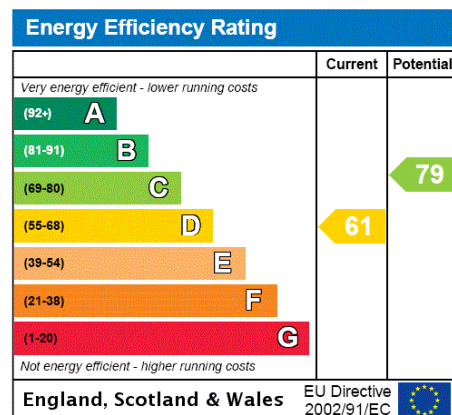
Outside

The property is approached by Barnsley Road with automated gates retaining privacy and security with gravelled sweeping driveway providing ample off street parking and leading to detached stone building to the rear of the property that provides access to garaging (6.23m x 4.72m) with automated door, adjacent gym (4.58m x 4.28m) with bi-folding doors, outside bar and games room (5.40m x 3.42m) with built in bar area, double glazed entrance door, access door to the enclosed courtyard, double glazed window, Velux roof light, outside garden toilet with garden store (2.44m x 2.44m) enclosed courtyard area with paved area, an excellent entertaining space with feature hot tub. Gardens offer complete privacy with extensive lawn garden areas, flowering borders, mature trees and shrubs, potential for vegetable plot and herb garden, further paved patio area off the kitchen, additional off street parking area in front of the bar area.

Council Tax Band: H

Tenure: Freehold

Viewings: Arranged through Holroyd Miller











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TOTAL FLOOR AREA : 6086 sq.ft. (565.4 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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