



The Chateau

643 Barnsley Road, Newmillerdam

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautiful chateau-style house with handsome stone elevations, luxury styling, and a striking home wellness suite

A handsome detached house with handsome external features and spacious, palatial accommodation with luxury fittings inside. Set in a sheltered position in the popular village of Newmillerdam, moments from the beautiful local nature reserve and close to Wakefield with its excellent amenities and transport connections.



3 RECEPTION ROOMS



3 BEDROOMS



5 BATHROOMS



GARAGING



TERRACES



FREEHOLD



VILLAGE



4,789 SQ FT



**GUIDE PRICE
£2,160,000**



The property

Built in 2002 by the current owners, The Chateau is fitted out to a very high standard and offers more than 4,500 square feet of exquisite luxury accommodation across three levels. With its two conical towers, copper guttering and stone mullion windows reminiscent of a French château, the property makes a striking architectural statement. Inside, bold lines, granite flooring and bespoke fittings create a sleek, stylish environment, perfectly balancing historic charm with contemporary luxury. The property benefits from underfloor heating throughout.

On the ground floor, doors open from the welcoming reception hall to the main ground-floor reception rooms, which include the generous sitting room with its elegant chandelier light fittings, handsome stone fireplace and bay window with French doors opening to the terrace at the rear. There is also a formal dining room and a study, while the 29ft, open-plan kitchen, sitting room and dining room represents the heart of the home, with its dining area situated in the conical tower, spacious sitting area and bespoke, handmade

solid oak kitchen, central island and integrated appliances, such as a Miele oven. The ground-floor utility room provides further space for home appliances and storage.

Upstairs, the spacious landing leads to three beautifully appointed double bedrooms. These include the principal bedroom, with its patterned porcelain floor tiles from Porcelanosa, French doors opening to a sunny balcony with long distance views, en suite bathroom and two dressing rooms, both supplied by Jeremy Wood Interiors of Wetherby. Both additional bedrooms are en suite, while the first floor also has a family bathroom.

A four/five bedroom layout is easily achievable. The family bathroom in the current layout could be replaced by a bedroom as all bedrooms on the first floor are en suite. The principal en suite could also be halved to create two good sized en suites. The second of which could be attached to the bathroom, converting the bathroom to a further bedroom.



Accommodation continues on the lower ground floor, where there is a home wellness suite with an outstanding indoor heated swimming pool, gym and a fully equipped wellness suite complete with sauna and steam room, plus changing and shower facilities.

Location

The property is situated in the sought-after area of Newmillerdam, tucked away off Barnsley Road and conveniently positioned between the larger centres of Wakefield and Barnsley, both of which provide a comprehensive range of shops, restaurants and everyday amenities whilst more extensive shopping, leisure and cultural amenities can be found in Leeds. Transport links in the area are excellent, with regular rail services from Wakefield Westgate station and Wakefield Kirkgate station providing connections to Leeds, Sheffield and London. Road users benefit from easy access to the M1 and M62 motorways, offering swift routes to the wider Yorkshire region, Manchester and the East Midlands, whilst Leeds Bradford Airport is within convenient driving distance for domestic and international travel.

Outside

At the front of the property, a secure automated bollard gated entrance opens to a block-paved, tree-lined driveway which leads to a cobbled parking area with space for several vehicles, and also provides access to the garaging, which comprises two integrated garages/workshop and a separate triple garage built in 2024 with electric up and over doors and underfloor heating. A useful room above is suitable for a number of uses, which benefits from plumbing for a kitchenette. The front terraces are designed for low maintenance and dominated by the striking sheer rock face with mature trees above providing shelter, while there are steps leading to the elevated main entrance, with an elegant regency-style stone balustrade. The terrace at the rear has an extensive patio for al fresco dining, with the beautiful regency balustrade separating the grounds from the mature border trees, which provide shade and a high degree of privacy, whilst still providing fabulous long-distance views.



Nearby Stations

- Wakefield Kirkgate
- Wakefield Westgate

Key Locations

- Newmillerdam Country Park
- West-bretton Walks
- Wakefield Cathedral
- Sandal Castle
- National Coal Mining Museum for England
- Wakefield Museum
- The Hepworth Wakefield
- Yorkshire Sculpture Park
- Cannon Hall Museum, Park & Gardens
- Cooper Gallery
- Experience Barnsley Museum & Discovery Centre
- Elsecar Heritage Centre
- Wentworth Castle Gardens

Nearby Schools

- Hall Cliffe Primary School
- Queen Elizabeth Grammar School
- Wakefield Girls' High School
- Silcoates School
- Ackworth School
- Barnsley Independent School
- Huddersfield Grammar School
- The Grammar School at Leeds

Distances

- Wakefield 4.1 miles
- Horbury 5.1 miles
- Barnsley 6.9 miles
- Normanton 7.4 miles
- Leeds 16.5 miles





Lower Ground Floor

Ground Floor

First Floor

Floor Above Garage

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 4,789 sq ft (445 sq m)

Garages internal area 2,634 sq ft (245 sq m)

Outbuilding internal area 92 sq ft (8 sq m)

Balcony external area = 55 sq ft (5 sq m)

Total internal area 7,515 sq ft (698 sq m)

For identification purposes only.

Directions

Post Code: WF2 6QF

what3words: ///interests.booklet.opera - brings you to the driveway

General

Local Authority: Wakefield Council.

Services: Mains water and electricity. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: B

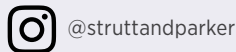
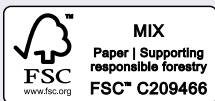
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