

Woodmoor Lodge
857 Barnsley Road, Newmillerdam



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& Parker

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Main house 1,854 sq. ft (172 sq. m)
Open plan living | 4 bedrooms | 4 bathrooms
2-bedroom cottage 1,181 sq. ft (110 sq. m)
Gym/store/office | Generous grounds
Guide price £1,495,000

A handsome period property with modern styling and fittings, two-bedroom cottage, outbuilding and beautiful gardens.

Woodmoor Lodge is a distinguished and exceptionally attractive detached residence, originally constructed as the gatehouse to the historic Pilkington Estate. Rich in character and beautifully presented throughout, the property combines period charm with contemporary comfort, complemented by two substantial ancillary buildings and magnificent landscaped gardens extending to approximately three-quarters of an acre, with a delightful woodland backdrop. A light-filled reception hall creates an impressive first impression, where full-height glazing and an overhead roof lantern flood the space with natural light. At the heart of the home is a superb dual-aspect sitting and dining room, featuring elegant tiled flooring and an impressive fireplace with a log-burning stove. A conservatory-style dining area enjoys panoramic garden views, with French doors opening directly onto the terrace, seamlessly connecting the interior with the beautifully landscaped gardens beyond. The adjoining kitchen is thoughtfully designed in a semi-open-plan layout, fitted with sleek contemporary cabinetry, integrated appliances and a breakfast bar, making it equally suited to everyday family living and entertaining. Further French doors provide direct access to the garden, while a well-appointed utility room offers practical storage and additional appliance space. The principal accommodation is arranged predominantly across the ground floor, comprising three generously proportioned bedrooms. Two enjoy stylish en suite facilities, including the elegant principal bedroom with mirrored fitted wardrobes and a contemporary shower room. A beautifully appointed family bathroom serves the remaining bedroom. The first floor is dedicated to a spacious guest suite, complete with its own en suite bathroom, offering excellent privacy for family or visitors. Architectural proposals have been prepared to further enhance the property, creating an expansive open-plan kitchen, dining and living environment on the ground floor, while reconfiguring the first-floor accommodation into a magnificent principal suite with luxurious en suite facilities, subject to the necessary planning consents.



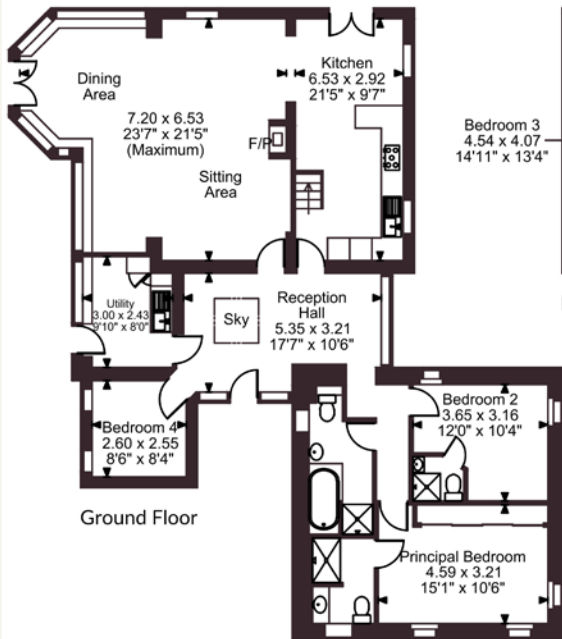
The exceptional versatility of Woodmoor Lodge is further enhanced by its impressive collection of outbuildings. These include a detached office, store and home gym, together with a substantial self-contained annexe offering a contemporary fitted kitchen, an impressive entertainment room, two first-floor bedrooms and a modern shower room—ideal for guest accommodation, multi-generational living or a variety of lifestyle requirements. Approached via a sweeping gravel driveway providing extensive parking, the beautifully landscaped grounds offer an outstanding setting for both relaxation and entertaining. Expansive lawns merge effortlessly with the surrounding woodland, while a generous York stone terrace provides an idyllic space for al fresco dining and enjoying the tranquillity of this exceptional setting.

Location
Woodmoor Lodge is situated on Barnsley Road in the desirable village of Newmillerdam, an attractive semi-rural setting best known for its picturesque lake and woodland walks at Newmillerdam Country Park. Despite its peaceful countryside feel, the property is well placed for access to a wide range of amenities in nearby Wakefield, including shopping, restaurants, leisure facilities and a choice of well-regarded schools. The area offers respected independent and selective schooling within Wakefield and the wider region, including the highly regarded Wakefield Grammar School Foundation. The larger centres of Barnsley and Leeds are also within easy reach, providing extensive employment, retail and cultural amenities. For commuters, the property is well positioned for access to the M1 motorway network, offering excellent road links both north and south. Rail services from Wakefield Westgate connect to London and other major cities via the East Coast Main Line, ensuring strong connectivity alongside its appealing semi-rural setting.
Postcode region: WF2

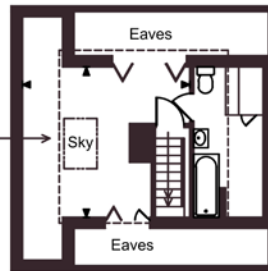
General
Local Authority: Wakefield Council
Services: Mains electric, gas and water. Private drainage which we understand may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band F | EPC Rating: D
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



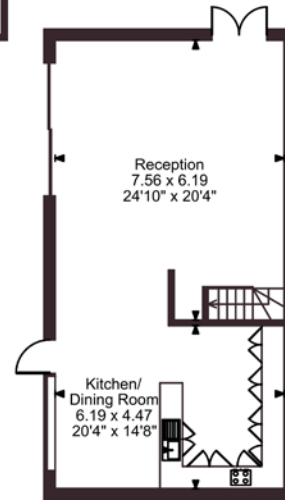
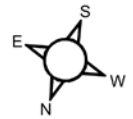
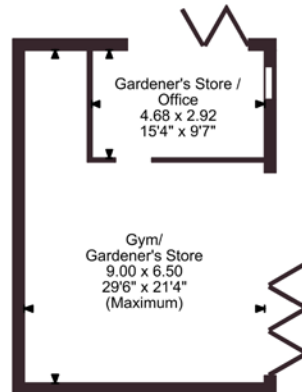
Woodmoor Lodge, Barnsley Road, Newmillerdam
 Main House internal area 1,691 sq ft (157 sq m)
 Gym/Gardener's Store internal area 630 sq ft (59 sq m)
 Cottage internal area 1,181 sq ft (110 sq m)
 Total internal area 3,502 sq ft (325 sq m)



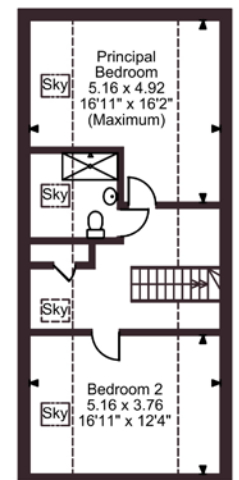
Ground Floor



First Floor Above Kitchen



Cottage Ground Floor



Cottage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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