

The Beeches  
697 Barnsley Road, Newmillerdam



Strutt  
& Parker

Land and property. Since 1885.



**3,833 sq ft (356 sq m)**  
**3 reception rooms | 5 bedrooms | 5 bathrooms**  
**Double garage**  
**Approx. 1.5 acres of landscaped gardens**  
**Freehold**  
**Village**  
**Guide price £1,750,000**

A discreetly positioned, one of a kind courtyard home, set within 1.5 acres of beautifully landscaped gardens, moments from Newmillerdam's Lake and Country Park, offering rare seclusion with exceptional connectivity.

Set along a private lane just moments from the sought after surroundings of Newmillerdam, this exceptional residence offers a rare combination of complete seclusion, architectural individuality and outstanding connectivity. Occupying beautifully landscaped gardens of 1.5 acres the property is arranged in a distinctive courtyard style, creating a sense of privacy and calm rarely found so close to amenities.

Despite its tranquil setting the property is remarkably well connected with Wakefield Westgate providing direct rail serves to London Kings Cross in two hours, while the M1 motorway is within easy reach providing access to both Leeds and Sheffield within 30 minutes.

Newmillerdam's lake, country park and well-regarded pubs and restaurants are all within walking distance offering an exceptional balance of lifestyle and accessibility.

The Beeches is a sophisticated and substantial 5-bedroom, 5-bathroom home extending to over 3,800 sq ft. with beautifully appointed accommodation arranged over two light-filled floors. The heart of the home is the dual aspect open-plan kitchen, living and dining area which sits central to the east and west wings of the ground floor accommodation and provides a splendid entertaining space. The room is tiled and underfloor heated with a built-in media unit and south facing sliding glass doors opening to the rear gardens. The bespoke kitchen is fitted with units designed by KC Design House and contains an island and integrated appliances by Miele.

Two generous reception rooms provide further space in which to relax or entertain, both offering sliding doors and views of the landscaped gardens. The sitting room contains a feature fireplace with a log burner whilst the impressive games room contains a bespoke built-in bar and Karndean parquet flooring.

There are three beautifully presented double bedrooms on the ground level including the exquisite principal bedroom with its boutique-style dressing area, built in storage and seamlessly connected en-suite shower room as well as doors opening directly to the sunny gardens. One further ground floor bedroom is en suite whilst there is a large luxurious family bathroom with a freestanding bathtub and a separate shower. Upstairs there are two further en suite bedrooms and a large landing area currently used as an office.

Outside the beautiful wrap around gardens are surrounded by mature trees and include pristine rolling lawns, colourful rockeries and a wealth of established shrubs. There is an ornamental pond and a patio area for al-fresco dining both at the back of the house and at the top of the garden. The resin driveway and courtyard provides ample parking for a number of cars as well as access to the double garage and store.

**Location**

Positioned within the highly regarded Newmillerdam

The area is well served by a selection of highly regarded independent schools with Wakefield Grammar School foundation and Silcoates School within easy reach.

There are excellent road links via the M1 and M62 motorways and regular rail services from Wakefield Westgate to Leeds, Sheffield, Manchester and London.

Leeds Bradford and Manchester Airports are within comfortable driving distance.

Postcode region: WF2

**General**

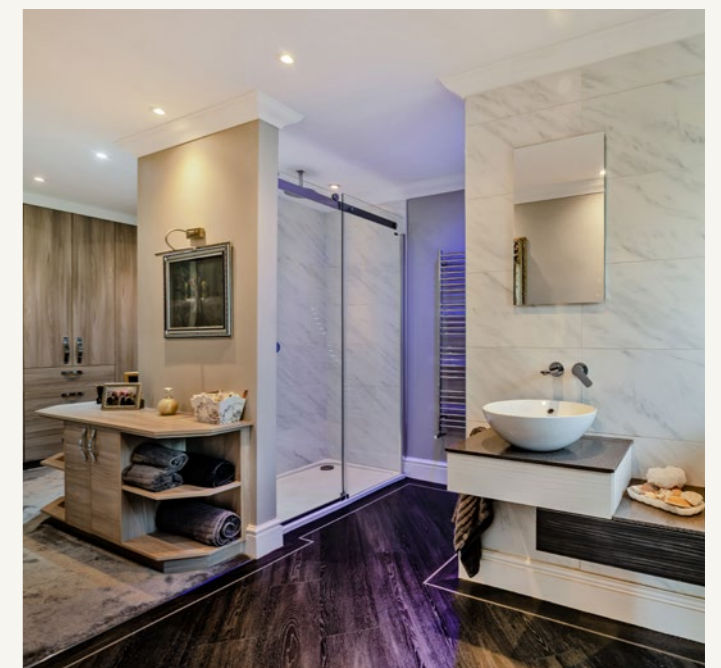
Local Authority: Wakefield Council

Services: Mains electric, water and drainage, Bio-Mass boiler providing heating and hot water

Council Tax: Band G

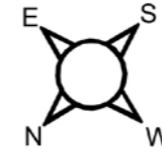
EPC Rating: D

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



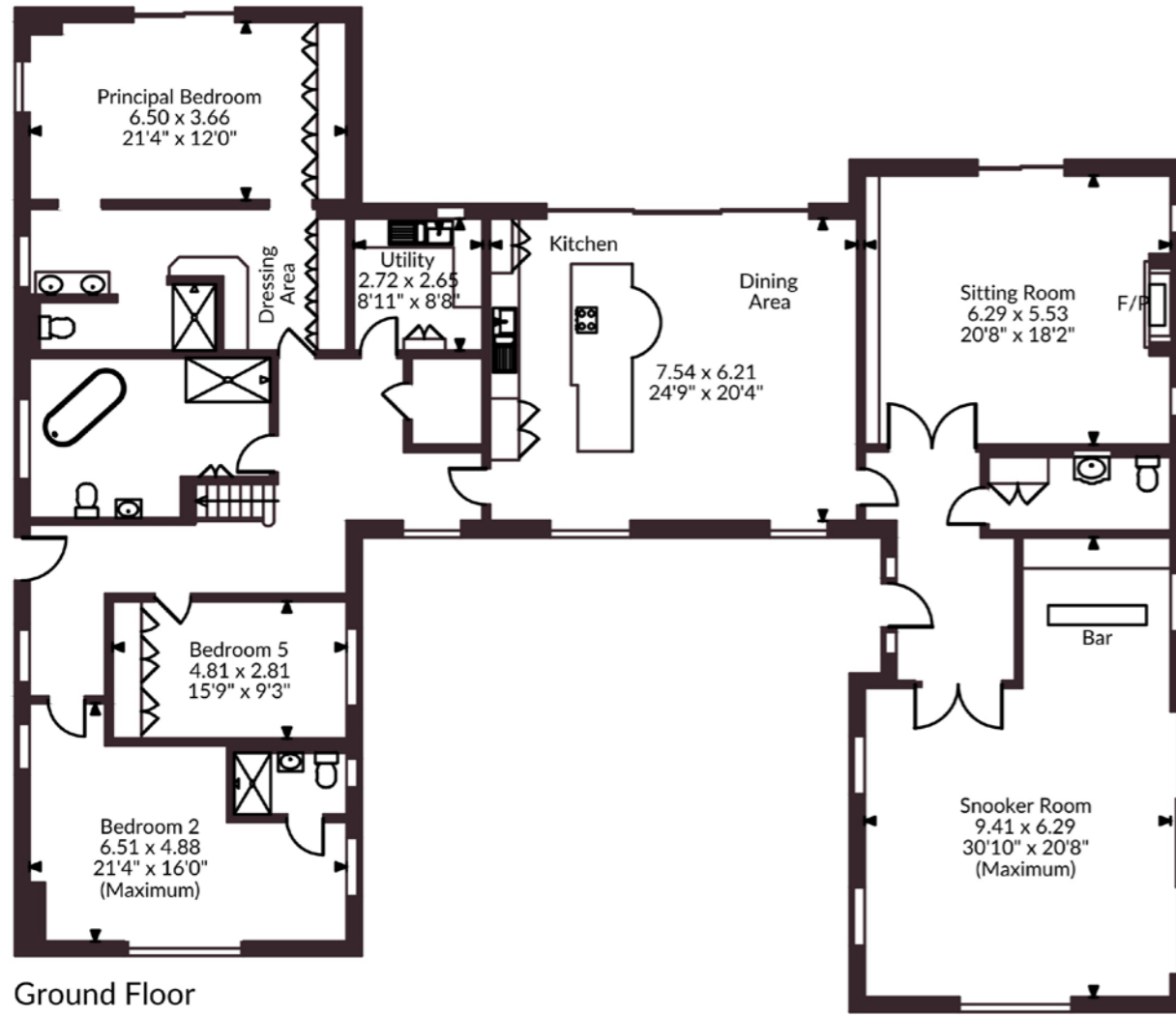
Barnsley Road, Wakefield

Main House internal area 3,833 sq ft (356 sq m)  
 Garage & Stores internal area 468 sq ft (43 sq m)  
 Greenhouse internal area 54 sq ft (5 sq m)  
 Total internal area 4,355 sq ft (405 sq m)

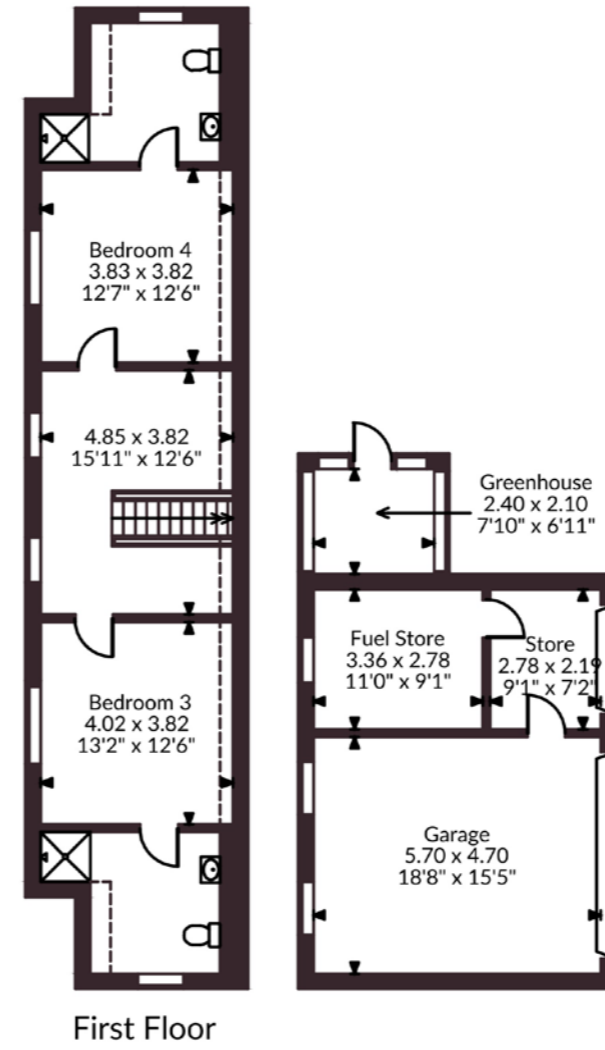


**Strutt & Parker Harrogate**

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Ground Floor



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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