



ELM LEA

Elm Lea

Wrapped up in rurality and perfectly poised on the cusp of Wakefield, discover Elm Lea, a handsome, architecturally unique and spacious home tucked back from Brandy Carr Road.

Accessible haven

A mere three miles from Wakefield, yet enveloped in blissful countryside views, enjoy accessibility and tranquillity together at Elm Lea.

Pull off Brandy Carr Road and discover ample parking on the large driveway in addition to a detached double garage. Swathes of lawn and pretty planted borders create a verdant welcome at the uniquely designed redbrick home of Elm Lea.

On arrival, a gabled redbrick portico provides shelter, an attractive feature imbuing a sense of homecoming. Large windows to either side of the part-glazed front door deliver a constant flow of light through to the atmospheric entrance hall.



"[Elm Lea] is in such a lovely rural setting, unspoiled and accessible. It really fits in with modern day living."

The warmest of welcomes

Emerge inside, where a light and spacious mood presides in the entrance hall. Bespoke features delight the eye, from the plaster arch to the bespoke, craftsman built open-tread staircase which wends its way up directly ahead. Warm decor presides over the walls with engineered oak flooring underfoot.

Deposit your coat and shoes in the convenient cloakroom across from the stairs where there is cupboard space, and freshen up in the WC before making your way through to the living room on the left.



Family time

Comfortingly laid in plush milk toned carpet, the living room extends from front to rear, making the most of the ample light flowing in through large windows to both ends. Light, fresh tones abound, with shimmering feature wallpaper adding a glimmer of lilac harmonising with notes in the cushions and rug to deliver warmth.

The ultimate room for entertaining guests, a speaker system in the ceiling is ideal for introducing a little music to your evening. A minimal fire surround set within the chimney breast could easily be enhanced with the addition of a gas fire or perhaps even a multifuel stove.





Room with a view

Flow through from the living room into the conservatory, a showstopping social hub. Cosy carpet continues underfoot, whilst walls of glass blur boundaries between the inside and glorious garden without. Impress guests with pre-dinner drinks in this sophisticated space, where elegant chandelier lighting aids the transition between daylight and twilight. Exposed redbrick walls add character and ambience. A spacious room, relax on the sofa with a book, watch the horses in the open fields beyond the garden boundary, or feast with family and friends at the dining table. In the summer months flow out through the French doors to enjoy barbecues or a spot of sunbathing on the patio.





Home comforts

Conveniently connected to the conservatory is the kitchen, bespoke designed in true farmhouse country fashion in solid wood, ornately styled with subtlety to create a warm and welcoming space.

Original floorboards extend underfoot, whilst the eggshell white cabinetry complements the duck egg blue walls. With ample space for a breakfasting table, socialise with the family as you serve up a hearty breakfast on the Range-style cooker with multiple gas burners. Integrated appliances also include a dishwasher, cooker and built-in fridge, with further space for a washing machine and American-style freestanding fridge-freezer.

Tucked off the kitchen is a second snug, ideal as a playroom where the children can play happily close by as dinner is prepared. Currently used as a crafting room and occasional guest room, delightful views entreat to the rear





Versatile spaces

Returning to the entrance hall via the kitchen, turn left to arrive at the formal dining room, brimming with light from dual windows dressed in stylish Roman blinds, where a touch of ochre lifts the soothing silver-grey palette of the walls and carpet. Snuggle up on the sofa and with a glass of wine after dinner with the family; there's room for all here.

Ascend the handcrafted staircase from the entrance hall, making your way to the first-floor landing ready to discover three bountiful bedrooms on this level





Bedtime beckons

Across from the linen closet on the right, discover a long bedroom, light and bright with a duet of windows capturing refreshing views out over the fields and countryside. Coated in plush carpet and dressed in pale grey tones, fitted furniture includes a handy corner desk, looking out over the countryside, and light wood wardrobes offering plentiful storage. Refresh and revive in the shower room with wash basin and WC. The ideal bedroom for teenagers.





Storage heaven

Continue to the end of the landing, where the master bedroom devotes an abundance of wall space to fitted wardrobes. Supremely spacious, the bedroom also boasts a superior ensuite – larger than most bathrooms. Contemporary grey and white geometric design flooring, an exposed redbrick wall adds warmth and character. Filled with light from a duet of opaque windows, and illuminated by overhead spotlights, indulge in a relaxing evening soak in the slipper bath or begin the day with a revitalizing spritz in the separate shower.



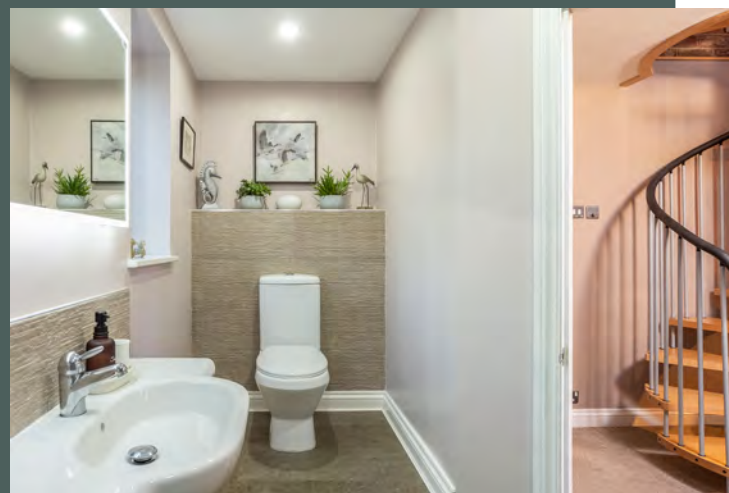
Returning along the landing, sneak a peek at the third bedroom, where a double bed sits alongside a corner desk. Refresh and revive in the full-size ensuite, recently refurbished and featuring a P-shaped bath and shower with drench head to a backdrop feature wall of white brickwork paper. All bathrooms and ensuites also feature wash basins and WCs.



Secret sanctuary

Turning left from the top of the stairs, make your way through to a sequestered guest suite, where a spacious dressing room with a range of bespoke maple-toned and mirrored wardrobes provides an abundance of storage. Spiral stairs lead up to a mezzanine bedroom refuge, where a quartet of windows frame countryside views out whilst drawing daylight in. Admire the curved stained-glass window depicting an elm tree, a handsome touch. Seek sanctuary in the ensuite, featuring double shower, wash basin, WC and storage.

"My daughter fell in love with the mezzanine bedroom, it's very private and independent."



Garden delights

Step outside and into the sea of green surrounding Elm Lea. Low maintenance and laid mainly to lawn, this naturally styled garden offers an oasis of calm, overlooking fields dappled with horses and occasionally foals.

The stone flagged patio is perfect for stoking up the fire pit, sizzling sausages on the barbecue and entertaining. Gravel borders and a boundary of mature trees create the ideal backdrop to proceedings. Enjoy a game of badminton on the long flat side lawn and admire the colourful bulb display in spring.



"When I look at the garden I am amazed every time, it looks so lovely and open."



Near and far

Enjoy the best of both worlds at Elm Lea, with its quiet rural rewards of fields and countryside, yet only moments from motorway links and a mere three miles from Wakefield.

Explore the many lovely local walks... footpaths prevail all around. On the cusp of the Wakefield Way, a 70 mile walk around the rural boundary of Wakefield, walk to Horbury Bridge or Stanley, discovering woodland, water, country estates and enchanting views along the way.

With plenty of amenities close by, why not meet your neighbours at nearby pub The Star, a walk away up the road, where a lovely beer garden is perfect in the summer months.

Also within walking distance, pick up lunch from the local sandwich shop and your weekend paper at the newsagent. Enjoy Friday night takeaway from a lovely local fish and chip shop – only a short drive away. Lindhill Nurseries is the perfect place to shop and stock up on your gardening essentials.

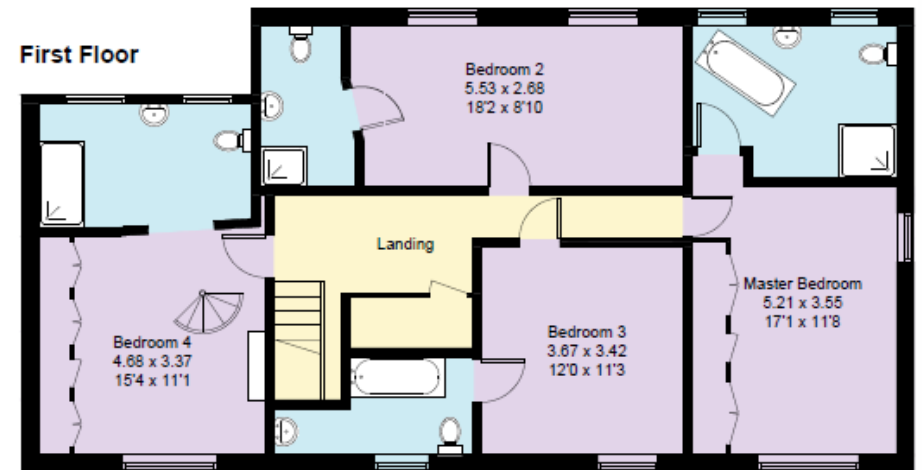
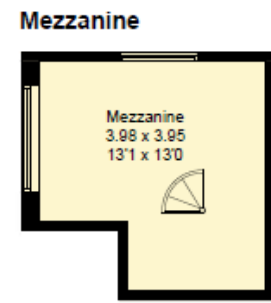
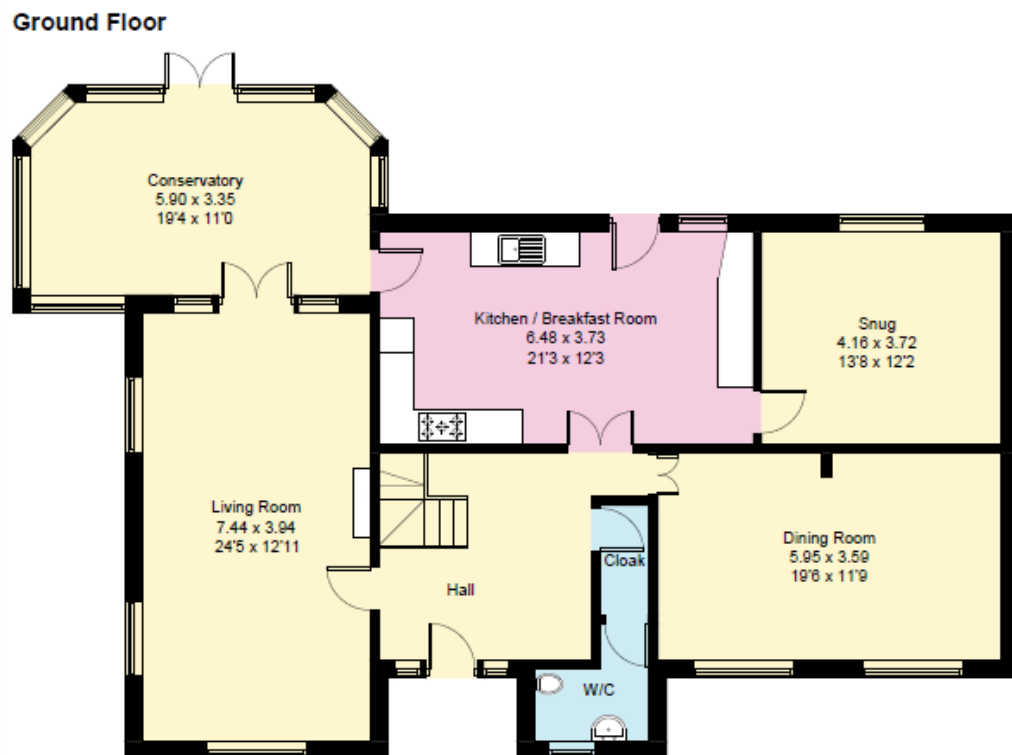
Families are well placed with a number of nearby schools including Outwood Primary Academy and Kirkhamgate Primary School – there is also Wrenthorpe Play Park just along the road. Treat the kids to a day out at Cannon Hall Farm, a large family run farm with animals, tube mazes, animals, play areas and a farm shop.

Commute with ease, only five minutes from the M1/M62 and its connections to Leeds, also accessible in around ten minutes using the park and ride from nearby Outwood.

For a spacious, unique home where warmth, welcome and countryside views prevail, Elm Lea is a home where there is room (and bathrooms) for everyone.

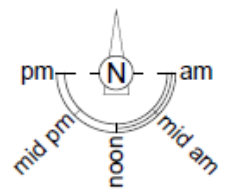
Book your viewing today.





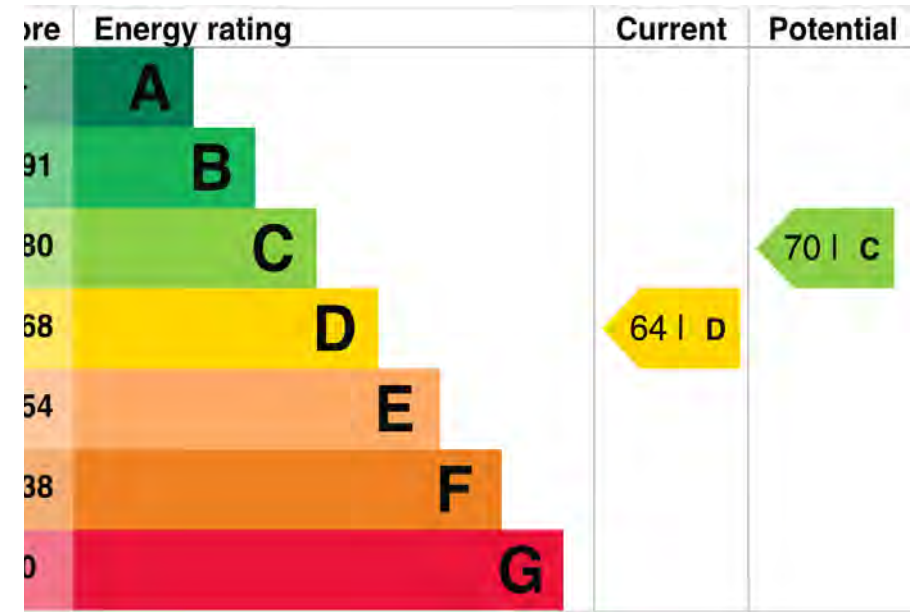
Approximate Gross Internal Area = 240.4 sq m / 2588 sq ft
 Mezzanine = 13.9 sq m / 150 sq ft
 Total = 254.3 sq m / 2738 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID819884)



Useful to know....

- Fully double glazed throughout
- Gas central heating
- Mains water and drainage
- Council tax band G
- Wakefield City Council
- EPC rating D





ELM LEA

Elm Lea 91 Brandy Carr Road, Kirkhamgate, Wakefield, WF2 0RJ

From junction 41 of the M1 take the A650 towards Wakefield. After 100 yards, take a slight left onto Bradford Road signposted to Kirkhamgate. Once over the flyover, turn left and then immediately right onto Brandy Carr Road. After approximately 1 mile Elm Lea can be found on the right, accessed by the private driveway just above the house.

RUTLEY
CLARK
UNIQUE HOMES

01924 729292
hello@rutleyclark.co.uk