

WOODMOOR COTTAGE

NEWMILLERDAM





CHARACTERFUL COMFORT

Embrace the outdoors from the characterful comfort of Woodmoor Cottage, a haven of a home, fringed in countryside and within easy reach of the local schools, peacefully accessed off Almshouse Lane.

Parking is available within and in front of the single garage, with convenient electric up and over door.

Stone steps lead up from the side of this characterful home, dating back to the 1780s, past a raised bed, perfect for planting, before reaching the front door, whilst a paved path leads around to the garden at the front.

Stepping in through the front door, discover a characterful home, opened up and brought lovingly into the 21st century by its current owners, whilst retaining all its original features and charm.

Airy and light, the double height sun room into which you emerge, brings the outdoors in on three sides through a multitude of windows looking out over the garden and to the countryside beyond. Built with stone sourced from the old church of St Peter and Paul, herringbone parquet flooring runs underfoot.







ORIGINAL FEATURES

Yorkshire stone features throughout the home, alongside exposed beams, which prevail in the living room, which opens up from the sun room.

A cosy and inviting room, zoned and yet open to the sun room for a contemporary flow, comfort awaits before the toasty glow of the gas fire, crackling away within its stone surround.

From here, make your way through into the central dining room, where an authentic Range takes centre stage within the exposed Yorkshire stone of the chimney breast, emanating rustic warmth. Large windows invite daylight through, ensuring this light and bright room, which opens up into the kitchen, retains an airiness.





FEAST YOUR EYES

Oak cabinetry provides plenty of storage space, topped in beautiful black granite worktops. Open and light, with wide window views out over the surrounding countryside, the kitchen offers space for a host of appliances and serves as a sociable central hub.

Tucked off the kitchen, discover a spacious and contemporary utility room with its quirky curves, which also serves as a boot room, offering both plumbing for a washing machine and dryer, and storage space for bikes, with direct access outside.





PRACTICAL PLACES

Off the kitchen an inner hallway leads to a large office, where an original Yorkshire stone fireplace infuses character, while wide windows draw in light from the front and side. A versatile space, it could also serve as a music room or accessible ground floor bedroom.

There is also access from here to a ground floor cloakroom, wash basin and WC. On the lower ground level, the basement level currently serves as a home gym and occasional bedroom.





AND SO TO BED...

Stairs lead up to the landing, where storage awaits in abundance in the master bedroom to the right. Furnished with an array of fitted wardrobes, this spacious bedroom offers elevated views out over the garden and surrounding countryside. Freshen up in the shower room ensuite, with its contemporary marbled tiling.

Quaint and characterful, alcoves and nooks off the landing serve as handy storage space, whilst overhead, boarded loft space can be accessed via the master bedroom.

Brimming with light, the spacious second bedroom features wide windows framing phenomenal views out over the surrounding fields. From here, open the door to the private roof terrace, the perfect place for seeking artistic inspiration, or for enjoying an evening aperitif whilst admiring the views out over fields to the woodland beyond.

Bedroom three also serves as a spacious double, served by its own private ensuite, whilst a fourth warm and welcoming double completes the complement of bedrooms at Woodmore Cottage, providing room for all the family.

Refresh and revive in the family bathroom, furnished with a large bath, separate shower and WC.











EXPLORE OUTDOORS

Outside, the garden unfolds, separated into distinct garden 'rooms' to enjoy. Admire the views from the seating area, ideal for both quiet moments and sociable gatherings, framed by lush flowerbeds bursting with seasonal colour.

Naturally elevated, lending a sense of seclusion, admire the sweeping views from the farthest reaches of the garden.



OUT AND ABOUT

Nestled near the picturesque Newmillerdam Country Park, the area around Woodmoor Cottage offers the perfect blend of countryside charm and urban convenience.

Surrounded by paths and trails that wind through the tranquil landscape, quench your thirst after an exhilarating walk, at the Boathouse Café.

From formal dining to cosy country inn comfort, there is a wide variety of dining options nearby, from Capri and La Fortezza where you can dine looking over the water, to welcoming pubs, such as The Fox and Hounds and The Dam Inn.

Close by you can find all the essential amenities, with supermarkets like Asda and Aldi, as well as local doctors and dentists all close at hand.

Families are well served by close proximity to a range of highly regarded schools, including Kettlethorpe, Queen Elizabeth Grammar School (QEGS) and St Thomas à Becket School.

Woodmoor Cottage is also ideal for commuters, with easy access to major roads leading to Barnsley and Wakefield, as well as the M1 and M62 motorways. Rail links just two miles away make further city travel convenient.

For leisure and culture, Wakefield's vibrant city centre is close by, along with attractions like the Yorkshire Sculpture Park, Hepworth Museum and the historic ruins of Sandal Castle.

Whether you're seeking natural beauty, easy access to essential amenities, or cultural experiences, Woodmoor Cottage truly offers the best of all worlds.

Perfectly situated, Woodmoor Cottage blends character and practicality with its original features and generous living spaces. Ideal for families looking to embrace active, outdoor living, with its sweeping views and deep connection to its natural surroundings, Woodmoor Cottage is a true haven.

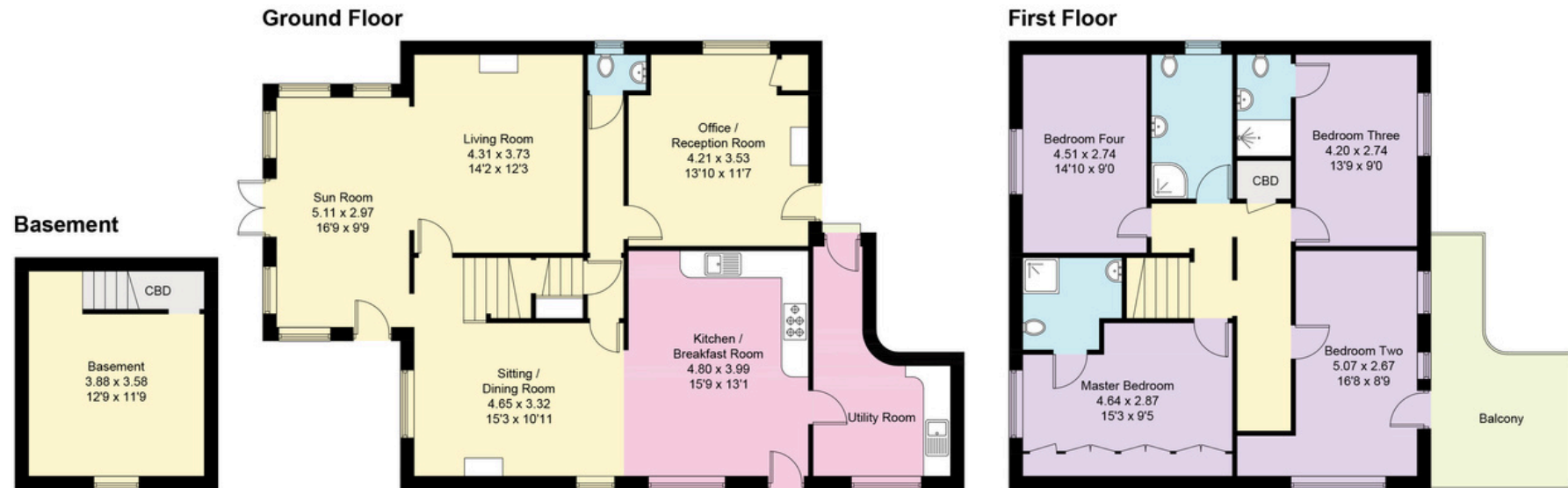
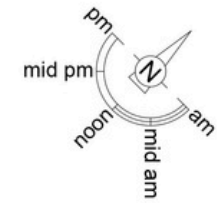
USEFUL TO KNOW...

- Dating back to the 1780s
- Fully double glazed throughout
- Gas central heating
- Mains water and drainage
- Set within Newmillerdam conservation area
- Freehold
- Wakefield City Council
- Council Tax band F
- EPC rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

FLOORPLAN



Approximate Gross Internal Area = 191.0 sq m / 2056 sq ft

Basement = 17.7 sq m / 190 sq ft

Total = 208.7 sq m / 2246 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150158)

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what3words:///pocketed.rings.hilltop

RUTLEY
CLARK

UNIQUE HOMES

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