



Hill Top Farm



Perfectly poised with easy access to the shops, schools, leisure facilities and transport links of both Wakefield and Normanton, discover spacious, characterful living with phenomenal views, at Hill Top Farm.

Peacefully set back from a quiet country lane, Hill Top Farm bathes in the spectacular country scenery that surrounds.



Enchanting setting

Wrought iron gates open to a large driveway, where ample parking can be found alongside a detached double garage and an EVC point. Above the garage, stairs lead to a carpeted office room offering enchanting views out over the countryside. This room could serve well as a playroom or games room for older children or even as a fourth bedroom for guests.





A traditional stone-built barn conversion, Hill Top Farm proudly overlooks the surrounding rural scenes. Indoors, classic farmhouse charm combines with comforting modern touches to offer timeless family living.

Step inside, into a bright porch where there is plenty of space for donning and doffing coats and boots, before continuing through into the entrance hallway beyond. Bright, airy and effortlessly inviting, the double height ceiling of the entrance hall creates a captivating first impression.

Practical places

Diagonally laid wooden flooring amplifies the spaciousness of the entrance hall, with beams spanning the ceiling above and chandelier lighting shining down over the galleried landing. A large downstairs WC furnished with wash basin and with part panelled walls, is beautifully decorated in butterflies, whilst a handy storage cupboard also features off the entrance hall.

With plumbing for washing machine and dryer, the utility room can also be found off the entrance hall, with built-in storage and space for a freezer, and offering access out to the garden.





Relax and unwind

Bedecked in beams overhead, the lavishly sized lounge awaits to the left of the entrance hall. Silver grey carpet features underfoot, as warmth emanates from the log-burning stove within an imposing stone fireplace.

Rustic comfort is balanced by an influx of light, streaming in through windows to both front and rear, alongside doors which open to the garden. Currently zoned to enable living and dining together, a table features close to the French doors, inviting alfresco dining in the summertime. Deep alcoves are ideal for a writing desk.







Across the entrance hall, two steps lead up to another versatile reception room, the stunning bi-folding doors that connect seamlessly to the outside. On the left, four sleek, glass doors open up, while on the right, two corner doors create an expansive, open-plan walk-through that leads directly into the garden.

This wide, uninterrupted flow from the living space to the outdoors makes it feel as though the room extends into the natural surroundings, perfect for both relaxation and entertaining. With space for sofas and a dining table, there is great flexibility and scope for the large, light-filled rooms at Hill Top Farm. Another handsome fireplace ensures a cosy warmth, whilst beams extend overhead.

OWNER QUOTE: *“The views are exceptional, especially when all the trees blossom and flowers bloom.”*


Hill Top Farm



Family time

Continue through from this second sitting room into the modern family kitchen, where lightly toned herringbone flooring extends underfoot. Traditional inlaid cabinetry is dressed in soothing shades of grey. Refurbished around 18 months ago, sleek marble splashbacks and worktops provide plenty of preparation space, with space for a freestanding Range-style cooker for your culinary feats.

A trio of modern pendant lights shine down over the counter top of the breakfast bar, which also contains a built-in wine rack. With ample room for storage and retaining its original stable door out to the rear patio – perfect for coffee breaks – the kitchen at Hill Top Farm balances country and contemporary perfectly.







Bedtime beckons

Make your way up the stairs to the galleried landing, where light streams in through stained-glass windows to the front and rear. With plenty of room for a desk or armchairs, relax and unwind with a book, the landing is a dynamic and functional space.



Turning right, exceptional rural vistas await from the guest bedroom, looking out over the landscaped garden and pergola to the fields beyond.

A bountiful second bedroom, currently accommodating a double bed, cot and wardrobes, there is ample space to move freely about the room.

OWNER QUOTE: “All the bedrooms have lovely views.”





Refresh and revive

Soothing scenes await in the main family bathroom, where lightly toned tiling features to the walls and floor.

Soak and unwind in the freestanding roll top bath or begin your day with a refreshing spritz beneath the drench head of the walk-in shower as your towel warms on the heated rail. Stash your lotions, perfumes and potions in the abundant storage within the vanity unit beneath the wash basin.





Sleep soundly in the master suite, a capacious bedroom, brimming with storage in fitted wardrobes which run around the room. Free from clutter, this airy and peaceful bedroom is the perfect sanctuary, with enchanting views from the window. A private shower room ensuite, also with garden views, is the ideal complement to this serene space.

Well-proportioned rooms feature throughout this abundantly sized family home, reflected once again in the third bedroom, where verdant views beckon from two windows.

Above, a boarded loft also offers additional storage.





Outdoor entertaining

Outside, the garden spaces at Hill Top Farm are a breath of fresh air, providing places to unwind, play and revel in the beauty of the surroundings.

To the front, a sweeping lawn offers plenty of space for children to run free and play, while a paved footpath leads to a quiet seating area, where you can pause with a coffee and soak up the serenity.

At the rear, a patio just off the kitchen serves as an idyllic spot for alfresco dining, morning coffees, or simply stretching out in the sun.



Out and about

Nestled in rolling countryside, Hill Top Farm offers a perfect balance of rural tranquillity and modern convenience. Step outside to explore footpaths along country lanes - ideal for a jog, dog walk, or simply embracing the fresh air.

For everyday essentials, Wakefield's Trinity Walk is just over ten minutes away, with high-street stores, a cinema and abundant dining options. Closer to home, Asda and Lidl are within easy reach, while Capri and La Fortezza offer great dining.

Families will appreciate local primary schools and the esteemed Wakefield Girls' High nearby. Normanton Station, five minutes away, provides excellent transport links.

With its generous proportions, charming character and breathtaking views, Hill Top Farm is so much more than a house: it's a place to put down roots, to watch the seasons change, and to create a home filled with warmth and memories. The embodiment of family living.



Useful to know...

- Fully double glazed throughout
- Gas central heating
- Mains water and drainage
- Freehold
- Wakefield City Council
- Council Tax band F
- EPC rating C



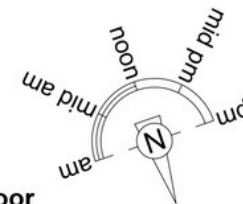
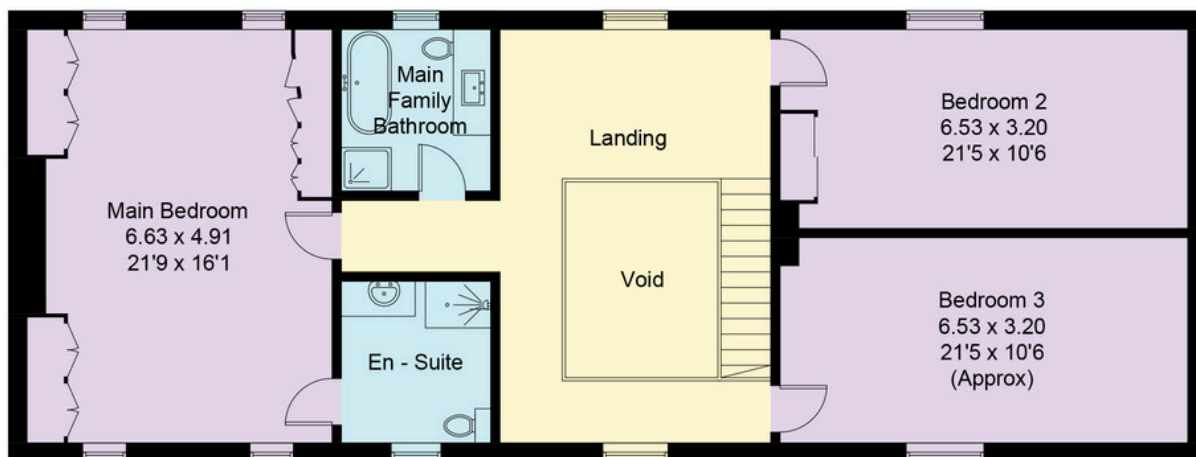
** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering **



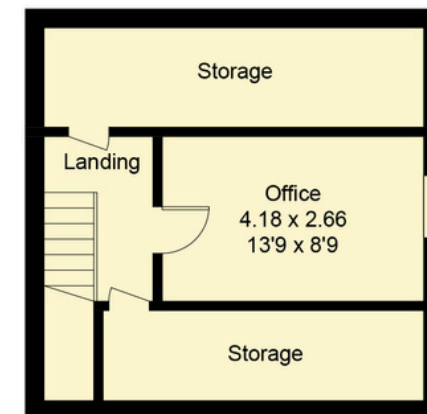
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

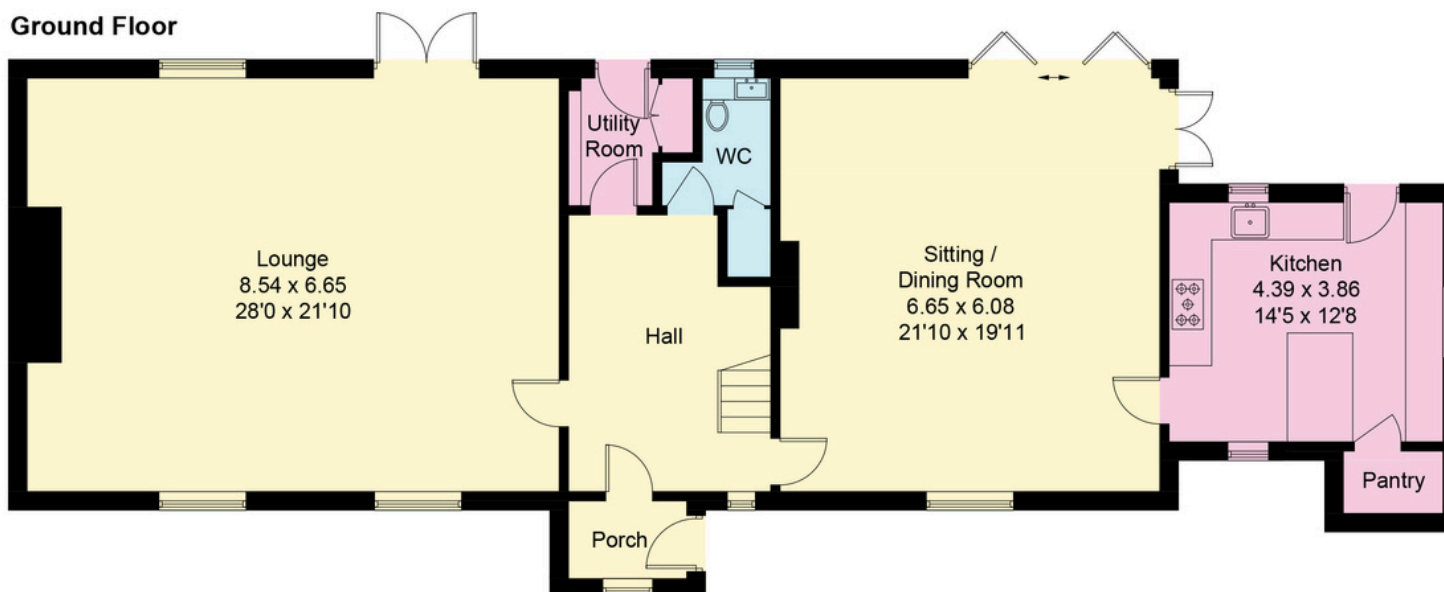
First Floor



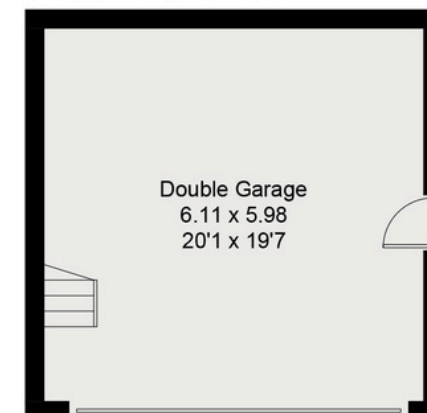
Garage - First Floor



Ground Floor



Garage - Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 260.1 sq m / 2800 sq ft (Excluding Void)

Double Garage = 73.3 sq m / 789 sq ft

Total = 333.4 sq m / 3589 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163210)



Hill Top Farm, Goosehill Lane, Normanton, Wakefield, WF6 2JB

what3words: ///poem.smiled.hiking

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