



16 Lake Yard



Rural Retreat

Set behind sculpted hedging and a gravel drive lined with soft planting, No. 16, Lake Yard quietly distinguishes itself. Slightly set forward from its neighbours, with symmetry and presence, this handsome Grade II listed former canal navigation house, once the manager's home, is constructed from coursed stone and topped with a Welsh slate roof.

It's central position, proud frontage and uninterrupted views out over the countryside and canal commands attention, yet it is the warm and welcoming atmosphere within that leaves a lasting impression. Renovated over the last forty years, the current owners have poured heart and soul into its restoration, creating a home that balances grace with comfort, family life with quiet retreat.

Tucked away along a quiet country lane, plenty of parking is available on the gravel driveway at the front, while a paved pathway lined in laurel hedging and flanked by manicured lawns, leads up to the front door.





Welcome home

Inside, the porch opens up to an entrance hallway where oak flooring runs throughout the downstairs. Long and light-filled, the high ceilings – a feature throughout the home – amplify the sense of airy spaciousness.

Quiet comforts

Turning left, the sitting room is a comforting space, both bright, cheerful and calming, dressed in light tones, with original beams overhead, high skirtings and picture rails elevating the sense of heritage. Pause in the window seat and admire the far-reaching views out over the garden and fields to the front. Pluck a book from the quaint alcove and snuggle up on the sofa in front of the warm glow of the fire for a restful and relaxing moment of quiet.



Wine and dine

Deep architraves are a hallmark of this home, and crossing the entrance hall from the sitting room, the formal dining room retains the same sense of warmth that resonates throughout No. 16, Lake Yard; delicately dressed in soft tones, with a feature fireplace and far-reaching views out over the garden and countryside. Spacious and light, this is the perfect room for entertaining and special occasions.

Moving along the entrance hallway, to the left of the staircase, quarry tiles coat the floor of the utility room, an impressively sized room, overflowing with storage and space. With a sink and plumbing for a washing machine and dryer, the utility is also ideal as a boot room, with direct access out to the rear garden, ideal for airing laundry.







Heart of the home

The kitchen can be found across the entrance hallway, where light streams in through a large pain window. A host of appliances feature, including oven, gas hob, extractor hood and dishwasher. Opening up from the kitchen, the breakfast room is another light filled space, ideal for family life, with doors opening up to the private, walled courtyard garden, where the stone retains the warmth for alfresco dining morning, noon and night.



Freshen up

Conveniently situated on the ground floor there is a contemporary shower room accessed off the breakfast room with walk-in shower, wash basin and WC.

Ascend the stairs to the first-floor landing, bathed in light from the large window on the turn.



Sweet dreams

On the right, the fourth double bedroom brims with character, and currently serves as a study, with its arched alcove and built-in cupboard used for storage, looking out over the leafy views beyond.

Turning right from this bedroom, the master bedroom beckons, offering idyllic views out over the front through two large windows. Airy and bright, this capacious bedroom is minimal and serene, with an original fireplace serving as a nod to the heritage of the home.

Soak and soothe your senses in the main family bathroom across the landing, furnished with bath, wash basin and WC – another spaciouly proportioned room, in a home which lends itself to the largeness of family life.

Sharing in the glorious views over the front, the guest bedroom again showcases an original cast iron fireplace, with soothing tones and ample space for a super king size bed.

Tucked away along a lengthy hallway, beams infuse character in the third bedroom, drenched in light from two windows overlooking the hawthorn blossom to the rear and accessed down a couple of quaint carpeted stairs.









Garden escapes

Landscaped with care, the main garden unfolds in levels of lawn at the front of the house, with soft stone steps leading through structured planting and layered beds.

Low maintenance by design but rich in seasonal interest, the garden bursts into bloom in May, when the blossom and borders put on a show, and the patio on the top tier becomes the best seat in the house.

Facing out across open countryside with no interruptions, it's a glorious spot for morning coffee, long lunches or golden hour glasses of wine.

To the rear, a private walled courtyard garden provides a sheltered backdrop for alfresco suppers and quiet weekend moments.





An aerial photograph of a rural landscape. In the foreground, a river flows through a lush green field. To the left, a small town with numerous houses and buildings is visible. The background shows a vast expanse of green fields and a distant city skyline under a blue sky with scattered clouds.

Out and about

For a nature-loving family with a taste for the outdoors, No. 16, Lake Yard is a home unrivalled. Footpaths and bike routes fan out in all directions; along the canal towpath, through countryside trails, and even onto the Leeds Country Way.

The Ferry Boat Inn makes a tempting walkable destination, with riverside views and a well-earned meal at the end.

Whilst surrounded by peace and greenery, amenities are remarkably close at hand. A five-minute walk brings you to the Co-op with its own Post Office, with another convenience store just beyond.

For drinks or dinner, The Wagon & Horses is a local favourite, while the restaurants and attractions of Leeds, Wakefield and West Yorkshire are easily within reach.

Commuting is refreshingly simple too: just five minutes to the M62, ten minutes to the A1 and M1, and with regular rail links from nearby Outwood, Wakefield Westgate and Kirkgate stations.

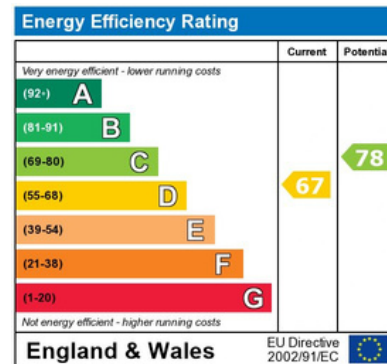
For families, the area is well served by highly regarded schools, including St Peter's Primary, Outwood Grange, Wakefield Grammar School, Silcoates and Queen Elizabeth Grammar School.

A distinctive and beautiful period home, 16 Lake Yard is a rare find—offering timeless elegance, uninterrupted views, and a profound sense of tranquillity. Set in a location where nature and serenity surround you, yet moments from all the essentials of modern living, this one-of-a-kind residence is both a sanctuary and a statement. Rich in history and charm, it embodies the perfect harmony between heritage and contemporary comfort.

Useful to know...

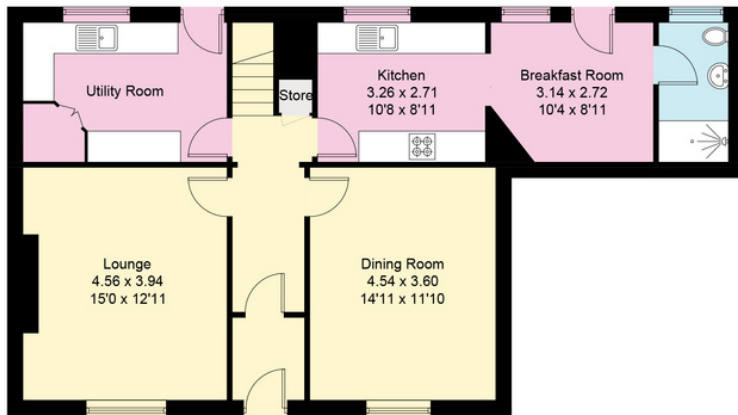
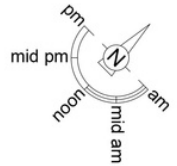
- Grade II listed building
- Gas central heating
- Mains water and drainage
- Freehold
- Wakefield City Council
- Council Tax Band E
- EPC rating D

** 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 **



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.

Floorplan



Ground Floor



First Floor

Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft

Illustration for identification purposes only, measurements are approximate,
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