
STONEROYD FARM



A Home of Understated Elegance

Set behind a generous paved forecourt and framed by handsome stone elevations, this remarkable home offers three bedrooms, with the versatility to create five should your needs evolve. The layout balances practicality with comfort, while three reception rooms provide both intimacy and scale.

The façade is timeless, solid and reassuring. The driveway sweeps across, leading to the double garage and establishing a feeling of privacy that is rare and valued. This is a home that feels established, yet entirely relevant to modern life.





Entertain With Ease

At the heart of the home lies a beautifully appointed kitchen and breakfast room, thoughtfully designed to balance everyday living with elegant entertaining.

Generous in scale, the space is framed by sleek, glossy cabinetry offering abundant storage, while expansive work surfaces and a substantial central island create both a practical workspace and a natural focal point for gathering.

The island's staggered design seamlessly incorporates a built-in breakfast table, providing an inviting setting for relaxed family dining and informal conversation.

Adjoining this space, a well-considered utility room ensures that day-to-day tasks remain discreetly tucked away, preserving the kitchen's calm, refined atmosphere even at its busiest.





A set of stairs leads gracefully from the kitchen to the cinema room, enhancing the sense of transition into a more intimate and indulgent setting.

This versatile space can serve as a private cinema, an elegant bedroom, home gym or a vibrant playroom, adapting effortlessly to a variety of lifestyles.

With its generous proportions and controlled lighting and acoustics, it offers a refined and immersive environment, perfect for hosting, relaxing, working, or accommodating guests in complete comfort.





Conveniently positioned, the dining room flows naturally from the kitchen and adjoins the utility room, while also offering access from the entrance hall, creating an effortless connection between everyday living and more formal entertaining.

The dining room carries a more formal elegance, ideal for dinner with friends or long Sunday lunches that stretch into evening. Its proportions allow a substantial table to take centre stage without crowding the room, while light moves easily across the walls, enhancing the sense of occasion.

Gather & Unwind

Positioned to flow effortlessly from the dining room, the living room forms a beautifully connected yet distinct space within the home. Generous in scale and thoughtfully arranged, it offers a refined setting for both relaxation and entertaining, with ample room for substantial seating.

The atmosphere is calm and inviting, an elegant place to unwind after a long day or gather for conversation over a glass of wine. Natural light pours in, enhancing the room's warmth and sense of space, while its balanced proportions allow for flexible arrangement. Equally suited to family film nights or more formal entertaining, the living room delivers comfort with a luxurious edge.





To the side, the sunroom provides connection to the garden, inviting the outside in and shifting beautifully with the seasons.

This is a versatile space, ideal as a second sitting area, reading room or informal workspace. It enhances the overall flow of the ground floor, adding dimension and depth to daily living.

Soak & Sleep

Ascending to the first floor, the home reveals a beautifully arranged collection of bedrooms, each generous in scale and thoughtfully designed to enhance comfort and privacy.

The master bedroom forms a refined sanctuary, complete with its own en-suite and a spacious walk-in wardrobe, creating a true suite experience set apart from the rhythm of the ground floor. The dressing area also offers flexibility and can be reconfigured back into a fourth bedroom if required. Soft tones and well-balanced proportions lend the space a calm, restful atmosphere.





The remaining bedrooms are equally well-proportioned and highly adaptable, suited to use as guest accommodation, children's rooms, or refined home offices.

The main bathroom serves the additional bedrooms with both style and practicality. Well-proportioned and thoughtfully finished, it balances everyday function with a sense of quiet refinement. Natural light enhances the space, while quality fittings and clean lines create an atmosphere that feels both fresh and enduring.

Outdoor Living & Entertaining

Outside, the garden offers a private and well-balanced setting, designed as much for entertaining as it is for everyday enjoyment.

A combination of lawn and paved terrace creates distinct yet connected areas, ideal for outdoor dining, relaxation, and play. With space for outdoor furniture, a dedicated barbecue area, and the added benefit of electricity and an integrated speaker system, it lends itself perfectly to hosting in style while maintaining a sense of ease.





To the front, a generous paved forecourt provides ample parking, well suited to guests or multi-car households. The double garage further enhances the home's versatility, offering secure storage, a workshop, or the potential to be a home gym or additional living space, depending on lifestyle needs.

Altogether, this is a home of rare balance -where generous proportions meet thoughtful design, and where flexibility allows it to evolve effortlessly with changing lifestyles. From its striking stone façade to its carefully curated interiors and well-connected yet peaceful setting, it offers both presence and practicality in equal measure.

Whether hosting, unwinding or simply enjoying the rhythm of everyday life, this is a property that delivers space, comfort and enduring appeal in one of the area's most desirable village locations

Out & About

Flockton and its surroundings offer a rare blend of rural tranquillity and everyday ease, making this a genuinely desirable location. At the heart of this welcoming community are independent shops and a characterful village pub known for its seasonal menus.

Beyond the village centre, a network of footpaths and bridleways unfolds across rolling fields and woodland, inviting leisurely walks, brisk jogs and scenic cycling that evolve beautifully with the seasons. Nearby towns such as Huddersfield (approximately 6 miles) and Wakefield (around 7 miles) provide a wider choice of shopping, dining and cultural pursuits. For commuters, the M1 motorway is within easy reach, offering straightforward access to Leeds (approximately 20 miles) and Sheffield, while rail services from nearby stations including Wakefield Westgate provide fast connections to London and other major cities.

The area is particularly appealing for families, with a selection of well-regarded schools within close proximity. Flockton CE (C) First School is located within the village itself, ideal for younger children. Middlestown Primary Academy is approximately 2 miles away, while Thornhill Community Academy, a popular secondary option, is around 3 miles away. Further schooling choices can be found in both Wakefield and Huddersfield, broadening options for all age groups.

The surrounding area balances accessibility with tranquillity, with local amenities ensuring day-to-day life is seamless. Independent shops, cafés and essential services are close at hand, while excellent transport links support effortless connectivity. Weekends can be spent exploring the nearby countryside, enjoying local walks or visiting surrounding market towns. It is a location that supports both a busy professional lifestyle and slower, more considered family moments.

Useful to know

Fully double glazed throughout

Gas central heating

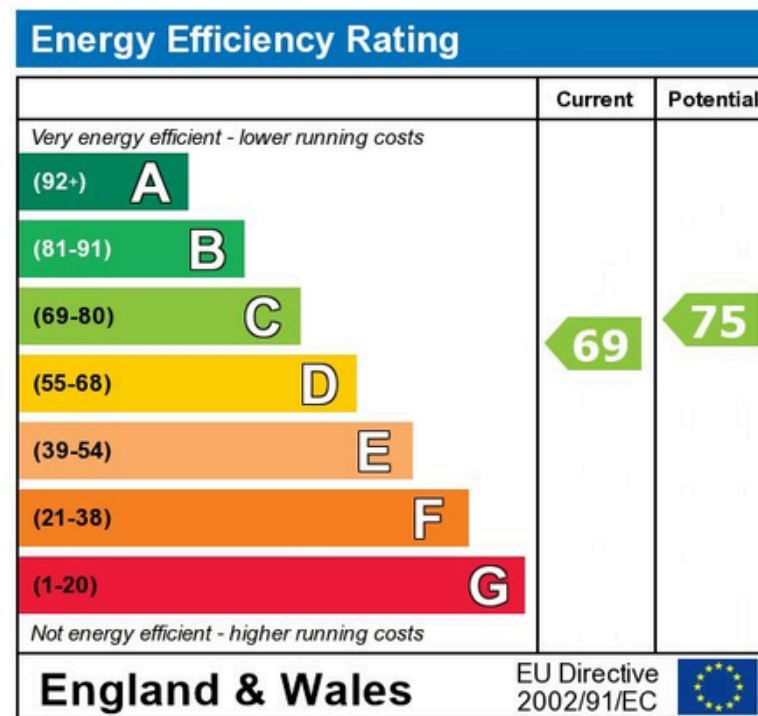
Mains water and drainage

Freehold

Wakefield City Council

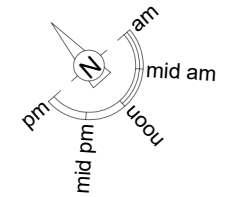
Council tax band G

EPC rating C

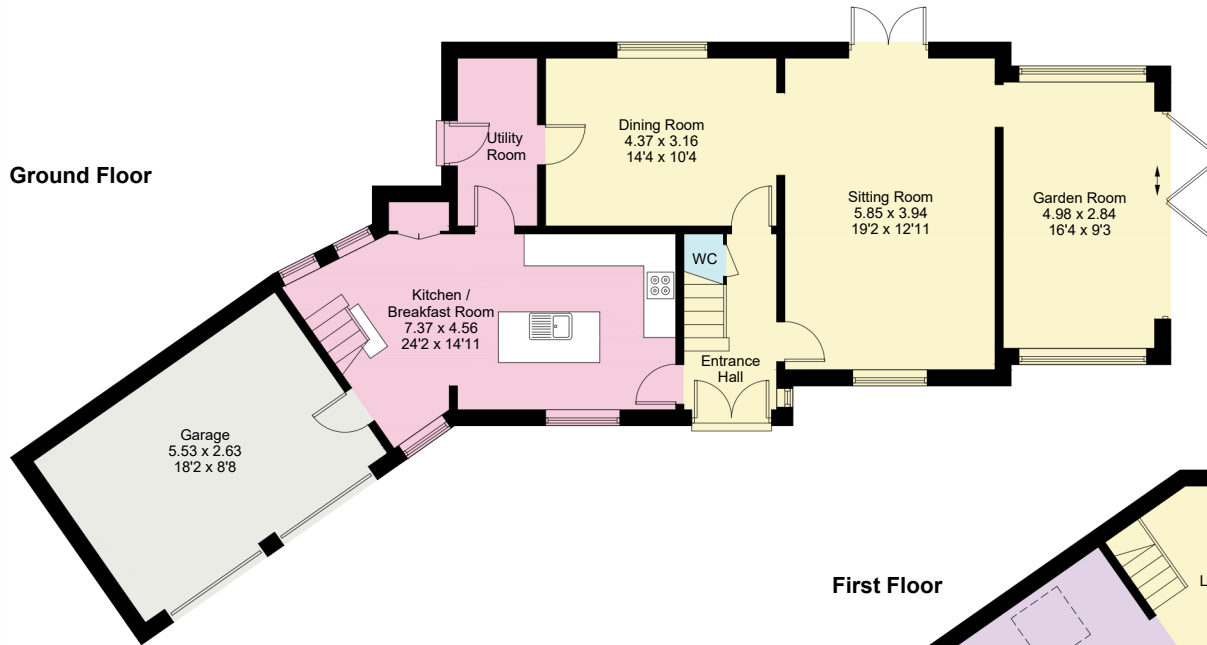


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

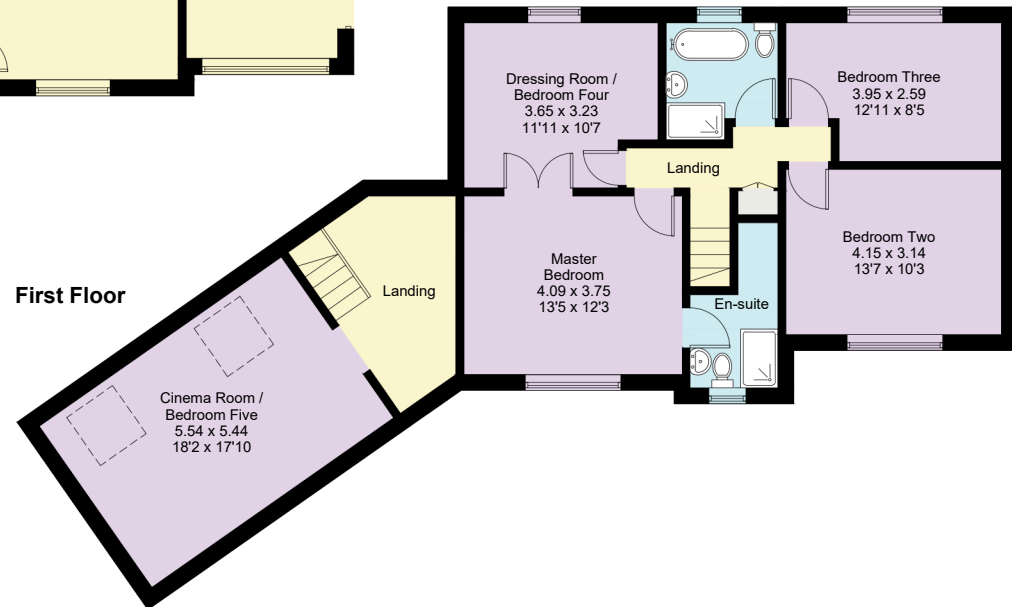
Floorplan



Ground Floor



First Floor



Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1287701)

STONEROYD FARM

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UNIQUE HOMES

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