



The Elms

Welcome Home

Perfectly positioned within the highly sought-after village of Newmillerdam, this beautifully renovated detached family home seamlessly combines contemporary design with generous proportions and an exceptional setting. Remodelled to an outstanding standard throughout, every detail has been carefully considered to create elegant, light-filled interiors that effortlessly balance style, comfort and practicality for modern family life.

A driveway provides off-street parking for two vehicles alongside an integral garage, while beautifully maintained gardens to both the front and rear create an attractive first impression. Its enviable location places the picturesque Newmillerdam Country Park, scenic woodland walks, independent cafés and traditional village pubs just a short stroll away, offering an exceptional lifestyle where nature, convenience and community come together.







Effortless Living

Stepping inside, the welcoming entrance hall immediately sets the tone for the accommodation beyond. Finished in a fresh neutral palette, with beautiful engineered oak flooring flowing underfoot, it creates a bright and inviting first impression. A useful understairs cupboard provides practical storage for coats, shoes and everyday essentials.

Positioned to the right, the lounge extends the full depth of the home, enjoying an abundance of natural light from dual aspect windows overlooking the front and rear gardens. Elegantly proportioned, it offers excellent flexibility for a variety of furniture arrangements, while a feature fireplace with an attractive timber mantel forms a charming focal point, creating a warm and welcoming atmosphere throughout the year.

Overlooking the rear garden, the dining room is perfectly suited to both everyday family meals and special occasions. French doors open directly onto the terrace, effortlessly connecting the interior with the gardens during the warmer months. Open to the kitchen and linked to the lounge via double doors, the layout encourages an easy flow between each living area, creating a sociable setting where family and friends can gather with ease.



Cook, Dine & Connect

The kitchen forms the true heart of the home, where striking contemporary design is paired with exceptional craftsmanship and everyday functionality. A vaulted ceiling creates an impressive sense of volume, while sleek cabinetry, contrasting work surfaces and polished porcelain flooring combine to deliver a refined yet highly functional environment.

Equipped to an excellent specification, the kitchen features an impressive collection of integrated Miele and Siemens appliances, including twin ovens, warming drawers, a built-in coffee machine, an induction hob with extractor and an integrated fridge freezer. Whether preparing everyday meals or hosting family and friends, the space is perfectly equipped to cater for every occasion with style and ease.

French doors open onto an elevated decked terrace with elegant glazed balustrading, providing a wonderful setting for morning coffee, relaxed alfresco dining or an evening drink overlooking the gardens.

Adjoining the kitchen, a well-appointed utility room offers additional storage, with a conveniently positioned downstairs WC completing this practical space.









Rest & Recharge

The master bedroom is an elegant sanctuary, generously proportioned to offer both comfort and functionality. Windows to two aspects fill the room with natural light throughout the day, enhancing the calm atmosphere. With ample room for a king-size bed and additional furnishings, the room offers a refined setting in which to relax and unwind.

The second bedroom is equally well proportioned, offering a bright and inviting setting with excellent versatility. A range of fitted furniture, including wardrobes, provides an abundance of storage while maintaining a spacious feel. Whether serving as a generous guest bedroom, a peaceful home office or an ideal room for a growing family, it effortlessly adapts to a variety of needs.



Complementing the master bedroom is a contemporary en-suite shower room, impeccably finished with a spacious walk-in shower, vanity wash basin, WC and heated towel rail. Sleek fittings and elegant finishes create a stylish private retreat, perfectly suited to the demands of modern living.



Completing the first floor is the beautifully finished family bathroom. Contemporary large-format tiling provides a sophisticated backdrop, while a stylish bath with mixer shower, creates the perfect environment for unwinding at the end of the day.

Disclaimer: These rooms are currently unfurnished and have been digitally staged using AI to illustrate how the spaces could be furnished. The images are provided for inspiration and illustrative purposes only and may not accurately represent the room's exact dimensions, proportions, layout or appearance. Furniture, décor and accessories shown are not included in the sale.

Gardens Made for Living

Designed to be enjoyed throughout the seasons, the rear garden offers a wonderful extension of the living accommodation, combining beautifully landscaped surroundings with inviting spaces for relaxation and entertaining. A generous Indian stone terrace extends seamlessly from the home, creating the perfect setting for alfresco dining, summer gatherings or simply unwinding in the sunshine. Raised planting beds introduce colour and texture throughout the year, while attractive stone walling provides a timeless backdrop that enhances the character of the garden.

A standout feature is the detached garden room, finished with contemporary timber cladding and glazed French doors. Offering exceptional flexibility, it lends itself perfectly to a home office, fitness studio, creative workspace, hobby room or a peaceful retreat, allowing the next owners to tailor the space to suit their own lifestyle.





Life in Newmillerdam

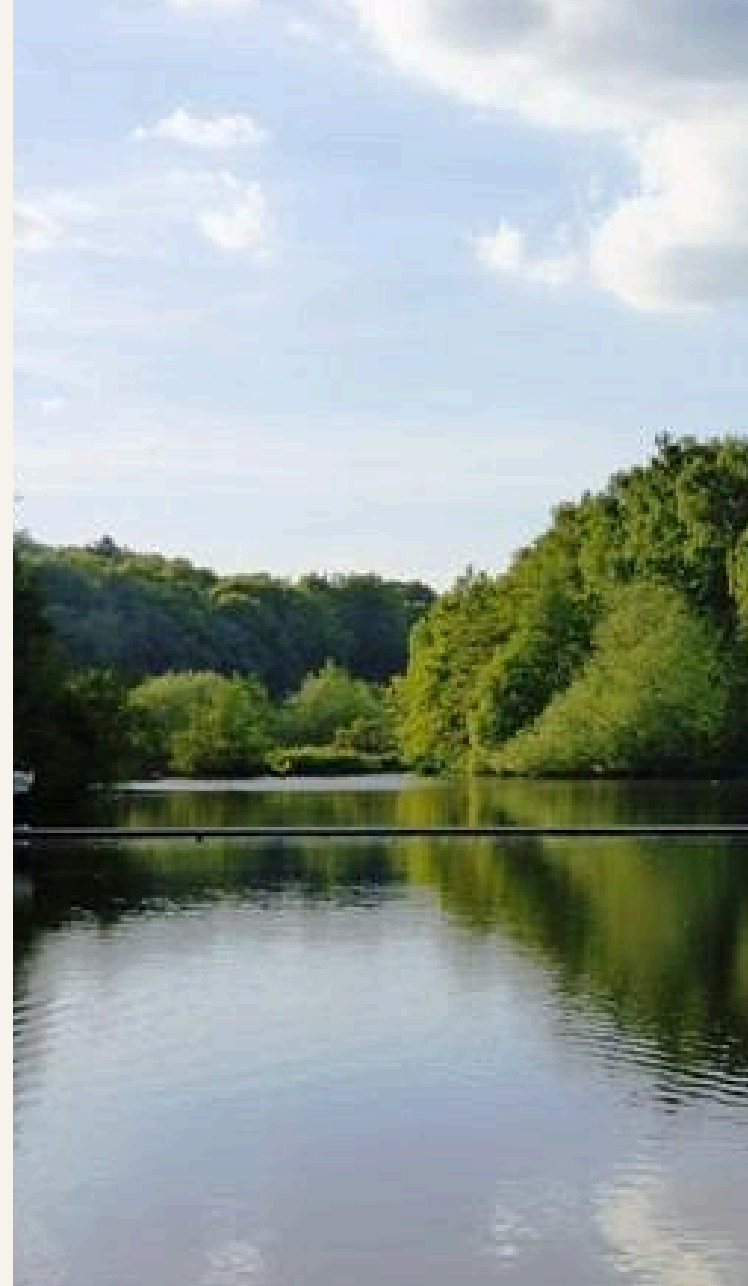
Few locations combine village charm with everyday convenience quite as effortlessly as Newmillerdam. Just a short stroll from the home, Newmillerdam Country Park provides a stunning natural backdrop, with picturesque lakeside walks, peaceful woodland trails and abundant wildlife to enjoy throughout the changing seasons.

The village enjoys a thriving community atmosphere, centred around an excellent selection of independent cafés, restaurants and traditional country pubs, including The Boathouse, Fox & Hounds, La Fortezza and Capri. Nearby Sandal and Wakefield offer an even wider choice of shopping, dining and leisure facilities.

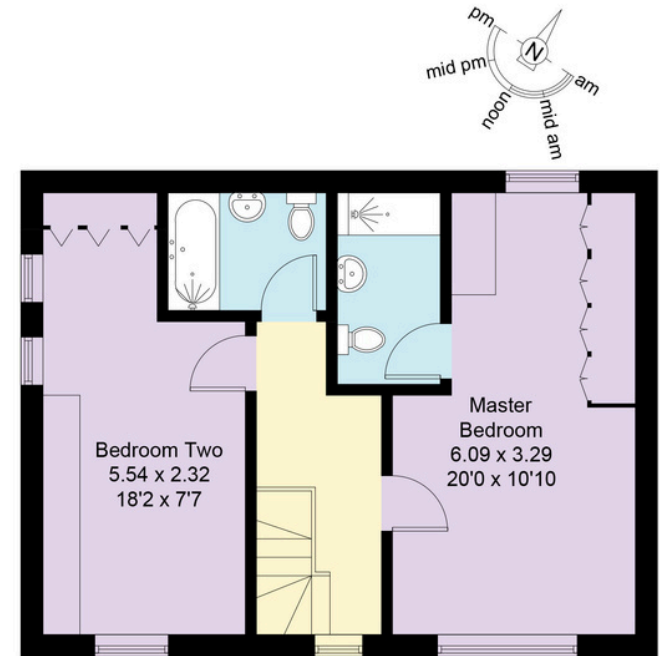
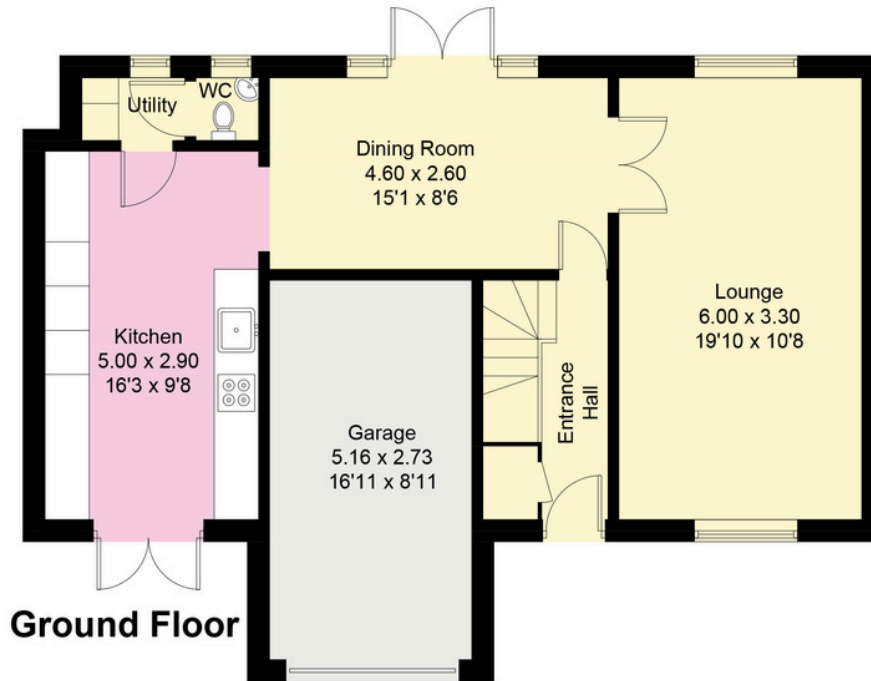
Families are well served by a number of highly regarded schools, including Sandal Castle VA Community Primary School, Walton Primary Academy, Pinders Primary School, Crofton Academy and Kettlethorpe High School. Renowned independent schools, including Queen Elizabeth Grammar School and Wakefield Girls' High School, are also within easy reach.

For those who enjoy an active lifestyle, Pugneys Country Park, Sandal Castle, local golf clubs, The Hepworth Wakefield, Yorkshire Sculpture Park and Trinity Walk Shopping Centre are all within easy reach. Despite its peaceful village setting, Newmillerdam also benefits from excellent transport links, with the M1 motorway nearby and direct rail services from Wakefield Westgate to Leeds in around 15 minutes and London King's Cross in under two hours.

Beautifully renovated and impeccably presented, this exceptional home combines stylish family living with one of Wakefield's most desirable village locations. Offering the perfect balance of countryside tranquillity and everyday convenience, it is ready to welcome its next chapter.



Floor Plan

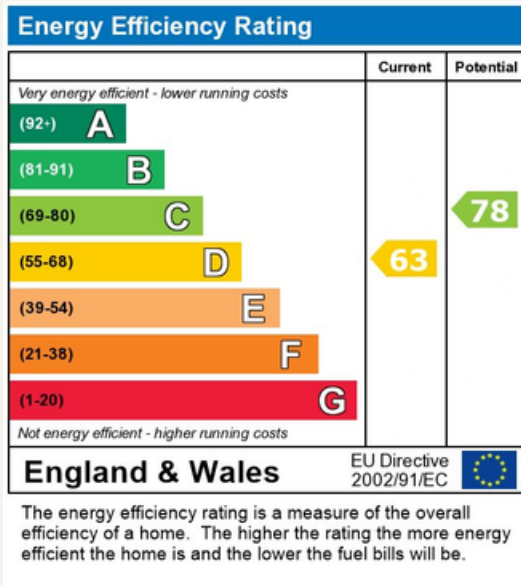


Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 118.8 sq m / 1279 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1320613)



Useful to know

Fully double glazed throughout
 Gas central heating
 Mains water and drainage
 Set within Newmillerdam conservation area
 Wakefield City Council
 EPC Rating D
 Council Tax Band F





The ELms, 1 Lake View, Newmillerdam,
Wakefield, WF2 7SY

what3words:///bookings.overhead.reclaimed

RUTLEY
CLARK
UNIQUE HOMES

hello@rutleyclark.co.uk
01924 729292