

The Summer House, 3 New Biggin Hill
Newmillerdam | Wakefield | WF2 6SX



• Hallmark •
from Richard Kendall





The Summer House

3 New Biggin Hill, Newmillerdam

Wakefield, WF2 6SX

Situated in a little known backwater location of New Biggin Hill, The Summer House is the former shooting lodge for Chevet Hall dating back to the late 1800's and has been extended over the years to create a most versatile and spacious detached residence having been much improved by the current owner.

Set within generous size grounds and enjoying a high degree of privacy with views towards Emley Moor, the accommodation briefly comprises of a reception hall, superb size lounge incorporating bar area ideal for indoor entertaining, large conservatory, formal dining room, breakfast kitchen, master bedroom with large en suite/w.c. A staircase leads to the first floor lead to two good size double bedrooms (one complete with en suite shower room/w.c.) and an additional house bathroom/w.c. Outside, the property is set within delightful gardens with attractive lawned area with plants, trees and shrubs bordering incorporating flagged patio areas ideal for entertaining purposes, whilst to the rear of the property there is an extensive patio area ideal for alfresco entertaining. In addition, there is a pebbled driveway providing ample off road parking for several vehicles leading to double detached garage with electrically operated door.

Situated within easy reach of Newmillerdam, the property is well placed for local amenities including shops and schools, there is easy access to the motorway network via Junction 39 of the M1 motorway ideal for the commuter wishing to work or travel further afield. In addition, there are also local bus routes travelling to and from Wakefield city centre, Sandal/Agbrigg train station is a short drive away as is Pugneys Water Park.

Offering a wealth of character throughout, The Summer House truly deserves a full internal and external inspection at your earliest convenience to fully reveal the quality and spacious accommodation on offer, we are sure that any discerning buyer will not be disappointed.

Viewing by appointment with the Agent



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ACCOMMODATION

RECEPTION HALL

UPVC entrance door into a reception hall. Wood panelling to the walls, coving to the ceiling, radiator with cover, door leading to the cloaks room housing the condensing combination boiler with a double glazed window to the front. Doors into the breakfast kitchen and inner hall.

BREAKFAST KITCHEN

16' 6" max x 11' 5" min (5.03m x 3.50m) plus 13' 11" max x 7' 10" min (4.26m x 2.40m)

Comprising a range of comprehensive wall and base units with complementary work surface over incorporating 1 1/2 sink and drainer with mixer tap, space for cooker with filter hood over, integrated dishwasher, feature Karndean flooring, part tiled walls display wall cabinets, part tiled walls, two UPVC double glazed windows to the front and side, UPVC front entrance door, recess ceiling spotlights, two radiators, archway leading to the utility area.

UTILITY AREA

Telephone point, UPVC double glazed frosted window to the side. Plumbing for automatic washing machine, space for condensing dryer.

INNER HALLWAY

Radiator, stairs to the first floor landing, double doors to the built in cupboards, doors to the lobby area, sitting room/bar area/superb size lounge and separate dining room.

LOBBY AREA

Radiator, coving to the ceiling, double glazed frosted window, door leading through to the large en suite bathroom/w.c. for the master bedroom.

EN SUITE BATHROOM/W.C.

15' 2" x 12' 2" max (4.63m x 3.71m)

Four piece white suite comprising low flush w.c., bidet, wood panelled bath and a wash basin over vanity unit. Two UPVC double glazed frosted windows to the side, period style radiator, recess ceiling spotlights, radiator, double glazed frosted window to the other side. Door leading into the master principle bedroom.

MASTER BEDROOM

23' 1" x 12' 2" (7.04m x 3.71m)

UPVC double glazed French doors leading out onto the terrace, two UPVC double glazed arched windows to the side, two radiators, detailed coving to the ceiling, t.v. connection point.

SUPERB SIZE LOUNGE

29' 11" x 15' 0" max (9.13m x 4.59m)

UPVC double glazed window to the rear, feature exposed stone firewall with gas fire, four radiators, two UPVC double glazed windows and French doors to the large conservatory. The lounge incorporates a bar/sitting area ideal for indoor entertaining purposes.

CONSERVATORY

12' 1" x 15' 10" (3.70m x 4.84m)

Karndean flooring, UPVC double glazed on a brick built base with French doors to the rear leading out onto the terrace. Two wall mounted electric Dimplex heaters.

FORMAL DINING ROOM

16' 7" x 16' 6" (5.07m x 5.03m)

Karndean flooring, UPVC double glazed window to the rear, two UPVC double glazed windows to the front, two radiators, detailed coving to the ceiling, beams to the ceiling, UPVC double glazed French doors leading to the UPVC porch with further French doors to the front. Gas fire with attractive marble back and hearth within a separate surround.





FIRST FLOOR LANDING

Coving to the ceiling, two UPVC double glazed windows to the front, door leading through into two bedrooms and bathroom/w.c.

BEDROOM TWO

15' 10" x 12' 4" (4.83m x 3.77m)

UPVC double glazed windows enjoying a dual aspect to the front and rear. Two radiators. Further UPVC double glazed window to the side, coving to the ceiling and feature original fire surround, door to built in wardrobe space, door into walk in dressing area.

WALK IN DRESSING AREA

5' 0" x 5' 6" (1.53m x 1.68m)

Built in double wardrobe space, UPVC double glazed window to the rear, loft access and archway into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

6' 7" x 7' 6" (2.03m x 2.29m)

Four piece suite comprising low flush w.c., pedestal wash basin, bidet and corner shower compartment with electric shower, which is fully tiled. Part tiled walls, UPVC double glazed frosted window to the front and radiator.

BEDROOM THREE

16' 5" x 9' 10" (5.01m x 3.00m)

Quality fitted Harval wardrobes to one wall incorporating bedside cabinets, corner shelving and dressing table area. UPVC double glazed windows on a dual aspect to the front and rear. Coving to the ceiling and radiator.

HOUSE BATHROOM/W.C.

12' 5" x 6' 3" (3.80m x 1.91m)

Four piece white suite comprising mid flush w.c., corner wood panelled bath, bidet and pedestal wash basin. Part tiled walls, spotlights to the ceiling, coving to the ceiling and UPVC double glazed window to the rear.

OUTSIDE

The property is accessed via a private road and leads onto the low maintenance pebbled driveway providing ample off road parking for several vehicles leading to a double detached garage with electronically operated up and over door. Gated access into private enclosed well manicured lawned garden area, well stocked with an array of mature plants, trees and shrubs bordering incorporating two good size flagged terrace areas ideal for entertaining purposes. Timber garden shed. Timber built summerhouse on the timber decked area. To the rear there is a superb terrace patio area, which enjoys views towards Emley Moor with a feature enclosed low maintenance garden area to the side incorporating pond and water feature.

DIRECTIONS

Leave Wakefield along Barnsley Road into Sandal towards Newmillerdam. Turn left onto Pledwick Lane. At the bend turn right onto Kestrel Drive and then right onto Swift Way. At the T junction turn left to stay on Swift Way. Follow the road to the end and continue through stone pillars, travel along until reaching the private road via gated access, which leads to The Summer House with the entrance on your left hand side.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.

LAYOUT PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

In all our property sales brochures there is a 6" measurement tolerance. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets.

Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

FREE VALUATION

If you are thinking of a move then take advantage of our **FREE** valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that **RICHARD KENDALL** has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With **FIVE** local offices all working together to sell your home.

MORTGAGES

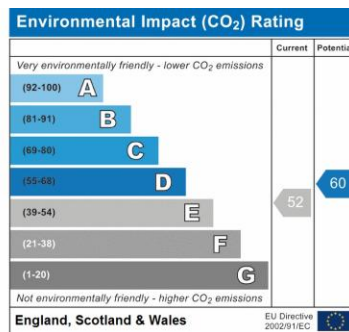
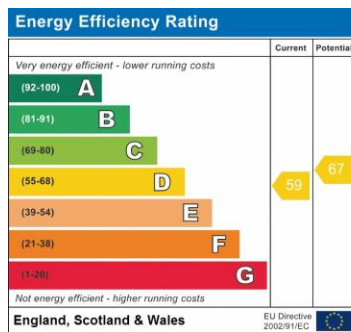
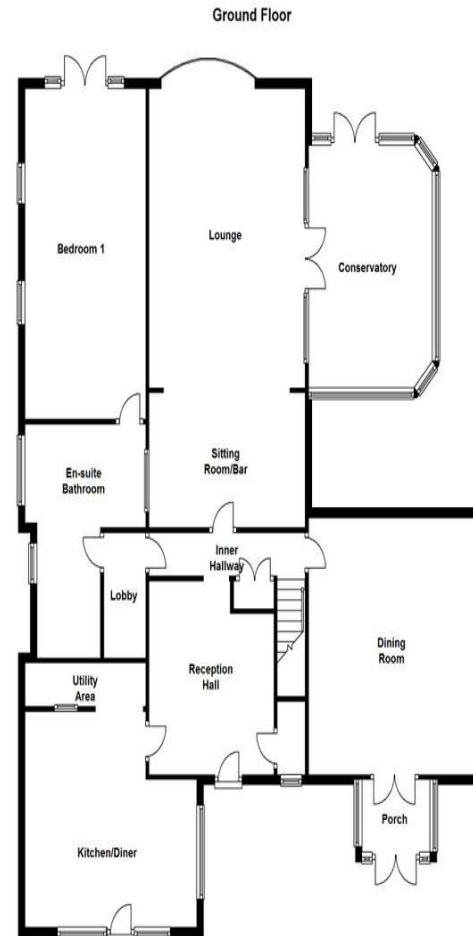
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*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall House to Home Magazine is sent to all applicants on our mailing list **FREE OF CHARGE**

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES





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