



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

**Paddock House, Hillam Hall Lane**  
Hillam, Leeds



## Paddock House, Hillam Hall Lane Hillam, Leeds

Offers Over £1,000,000

LOCATED IN THE MUCH SOUGHT AFTER RURAL VILLAGE OF HILLAM SAT IN APPROX. 1.89 ACRES IS PADDOCK HOUSE.

Located in the much sought after rural village of Hillam Sat in approx. 1.89 acres is Paddock House.

Internally the property comprises:

#### Ground Floor

Kitchen/Dayroom complete with triple bi-folding doors opening out on to patio area overlooking rear garden and air conditioning (heating and cooling)

Main Entrance way with wood burning stove

Walk in pantry



Office/Gym with open wood burner  
Utility room with coat and shoe storage, downstairs w/c and Belfast sink  
Games Room with open wood burner  
Living Room with double wood stove, bespoke stone fire place, bar and triple bi-fold doors opening out onto patio area and rear garden and air conditioning (heating and cooling)

#### First Floor

Master Double bedroom with French doors opening out onto balcony overlooking rear garden with fitted dressing table.

Dressing room with fitted wardrobes

Master bedroom ensuite bathroom c/w free standing cast iron bath, walk in double shower, twin sinks and wall units and toilet

Family bathroom c/w free standing cast iron bath, walk in shower, sink and vanity unit and toilet

Family shower room c/w walk in shower, sink and toilet.

Bedroom 2 - double bedroom

Bedroom 3 – double bedroom with open wood burner and fitted wardrobes

Bedroom 4 - double bedroom with fitted wardrobes

Bedroom 5 - double bedroom with fitted wardrobes

Externally the Property comprises:

7m wide, automated bespoke entrance gates  
c/w intercom

All doors and windows anthracite grey

Double garage c/w automated sectional  
garage doors (anthracite grey)

Log Store

Buggy Store

Bespoke oak entrance porch

Large flagged patio area c/w bespoke seating  
area and fire pit

Lawned area (20mx20m) c/w kids play area  
and play house, kids tiled paddling pool and  
pond.

Chicken coop

5m hexagonal BBQ hut

Hilled wildgrass area c/w 3 olive trees

Tennis court, fenced off, recently relined  
(33mx17m)

Wooden bespoke bar area

Secure shed (currently housing ride on lawn  
mower and quad bike) c/w automated roller  
shutter

Wildlife walk around the paddock area

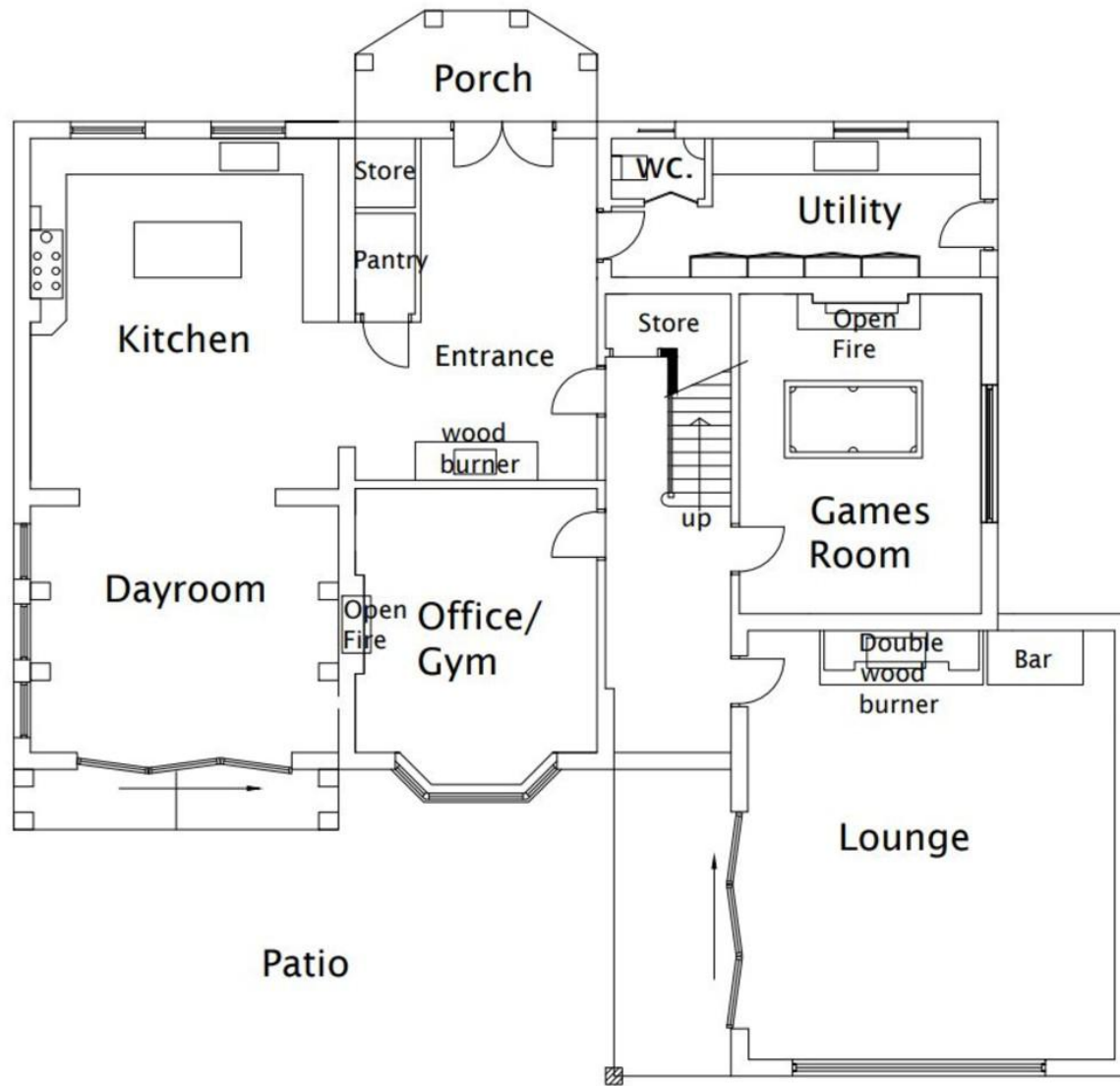
4 x above ground , free standing (non freeze)

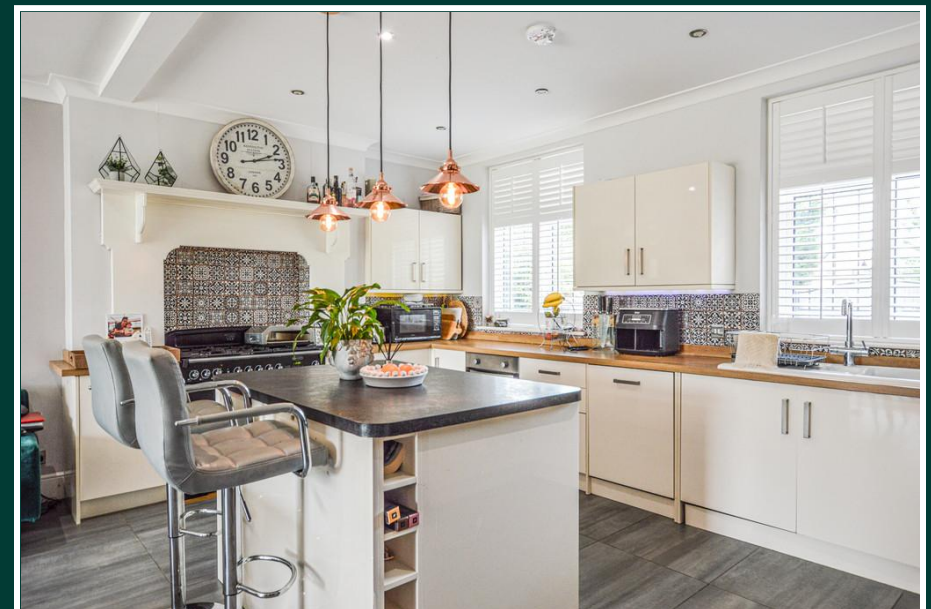
water taps around the garden area

Outdoor waterproof power sockets around the  
garden area

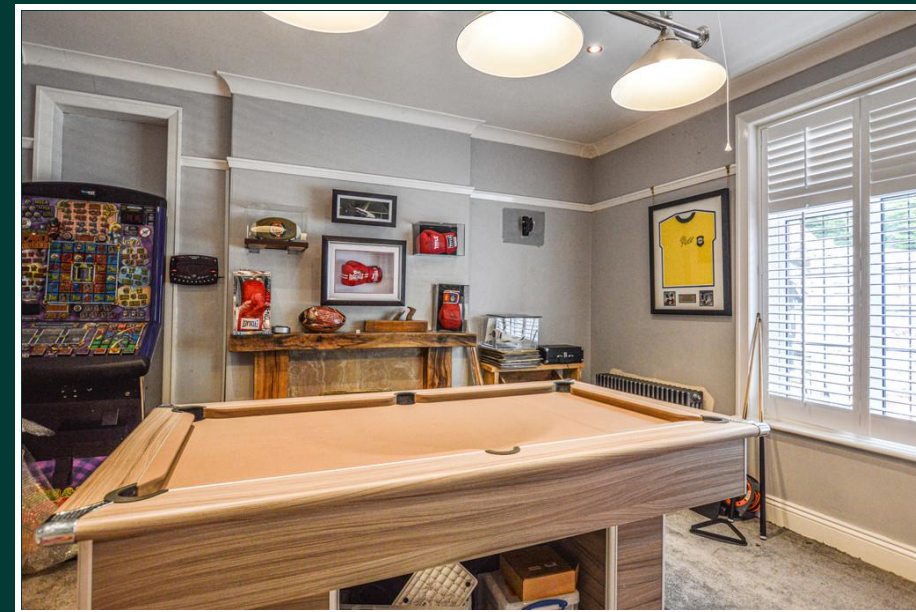
Agents note. Please be aware Yorkshire's Finest has not verified the above information which has been provided by the owner. Any potential buyer should assure themselves of the above information before incurring any costs.





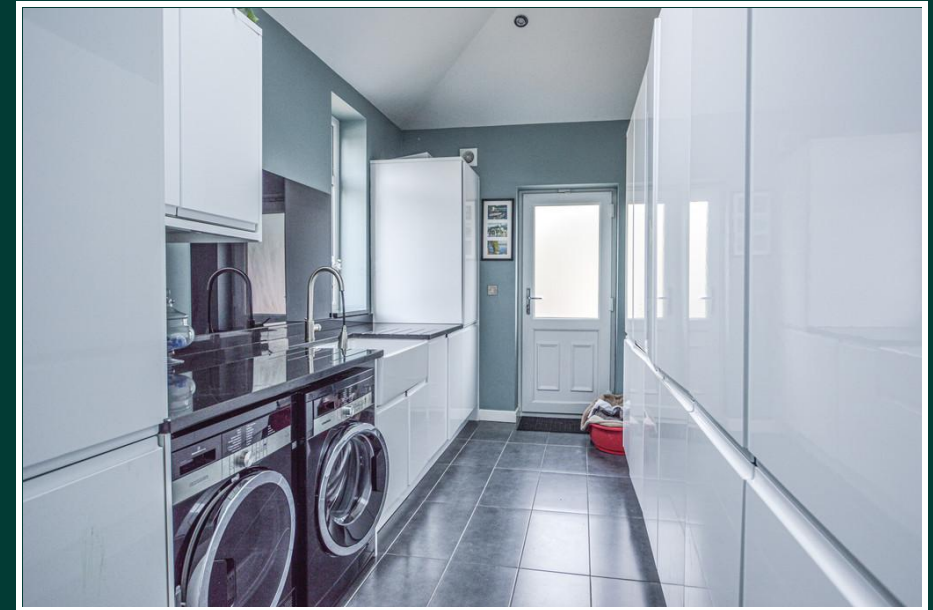
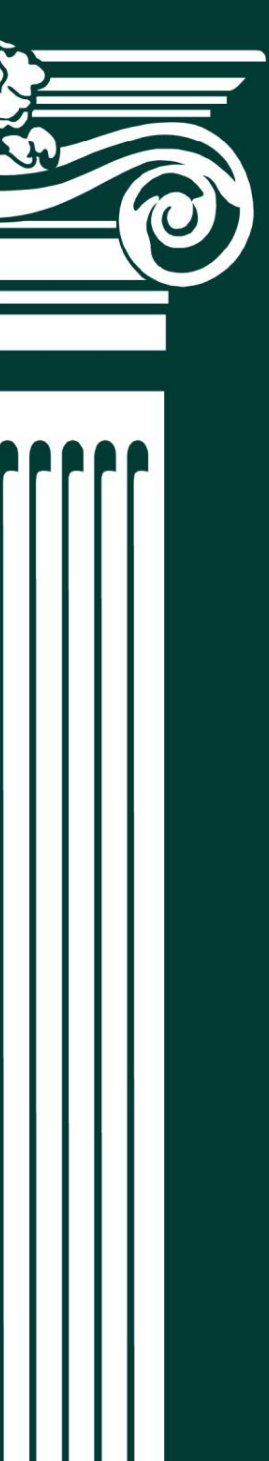


601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



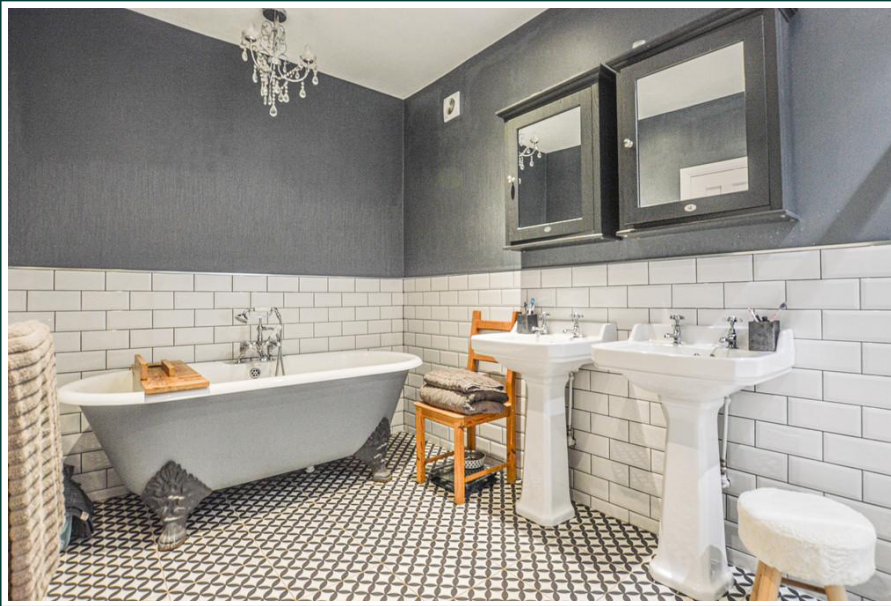
601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)

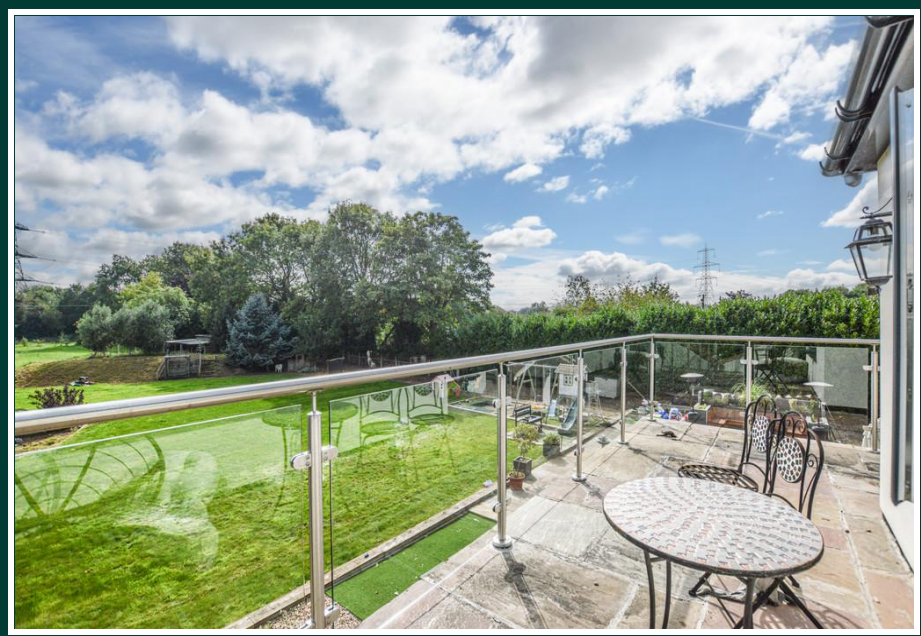




601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)

