



Griffin Corner
16a Applehaigh Lane | Notton | Wakefield | WF4 2NA

FINE & COUNTRY

GRIFFIN CORNER



An individually designed family home, occupying a private position within a gated development of only three properties, enjoying a highly sought after village location, adjoining glorious open countryside to the rear resulting in stunning views and south facing gardens.



An exceptional six bedroom property offering spacious, versatile accommodation incorporating an open plan living kitchen with garden room, a separate dining room and a generous lounge. To the first floor there are six double bedrooms complemented by three bathrooms and a home office; externally ground approaching $\frac{1}{4}$ of an acre enjoy south facing gardens, off road parking and a double garage.

A picturesque village surrounded by glorious open countryside offering the most idyllic of outdoors lifestyles, whilst located in between Wakefield and Barnsley being well served by local amenities, train services offering a direct link to the capital and the M1 motorway within a 10 minutes' drive.





KEY FEATURES

Ground Floor

An entrance door opens to the reception hall which has an Amtico laid floor, a bespoke staircase to a first floor galleried landing and access to a cloakroom presented with a modern two piece suite. A generous walk-in storage cupboard offers useful and versatile accommodation and would lend itself to being a home office / study area.

The lounge offers exceptional accommodation, has a bay-window to the front aspect, whilst French doors to the rear open directly onto a garden terrace, windows on either side command a stunning outlook over the garden and adjoining countryside. The focal point of the room is an inglenook style fireplace which is home to a living flame gas fire with a marble inset in hearth and an ornate wooden surround. The dining room has a continuation of the Amtico floor from the hallway, a walk-in bay window with inset French doors opening directly on to a decked garden terrace which commands a delightful view over adjoining countryside. Internal twin doors provide access to the living kitchen.

The living kitchen forms the hub of the home; a stunning open plan room offering expansive proportions, incorporating a sitting area and kitchen before accessing the garden room. The sitting area has French doors opening directly onto the decked garden terrace whilst two open archers act as a divide to the kitchen, presenting a comprehensive range of furniture with an L-shaped island that has a granite surface incorporating a sink, and a five ringed induction hob, with a floating extractor canopy over. Work surfaces have an inset double bowl sink unit with drainer whilst a complement of appliances includes an integral oven, an additional convection / microwave oven with warming drawer beneath, a dishwasher and a larder style fridge freezer. This room has windows to the side aspect and open plan access to the garden room which has a huge picture window framing a stunning outlook over adjoining scenery whilst bi-folding doors to the side gain access to the decked garden terrace offering a seamless connection to the outside encouraging Al-Fresco dining.

A generous utility has furniture matching the kitchen with work surfaces incorporating a stainless-steel sink unit, with plumbing and space for both an automatic washing machine and a dryer. A personal door opens to the side aspect of the property and an internal door gains access to the garage.













First Floor

A generous galleried style landing has a window directly overlooking the driveway, a useful airing cupboard and access to all first floor accommodation.

The principal bedroom suite has a dressing area with twin double wardrobes and a window to the front aspect, the bedroom itself offers generous accommodation, has windows to both front and rear aspects, the rear commanding stunning views over adjoining countryside. The en-suite accommodation presents a low flush W.C, twin wash hand basins with vanity drawers beneath, and a shower with a fixed glass screen. There is a heated Chrome towel radiator and an opaque window to the rear aspect. The second bedroom suite offers double accommodation, has a window to the front offering a glimpse of the surrounding landscape. There is a large room over the garage currently with 5 single beds, and an integral home office has a window to the side aspect and is fitted with office furniture. However, it offers the potential to convert into a generous en-suite.

There are four additional bedrooms. A rear facing double room with a window commanding stunning views and benefiting from an en-suite shower room that is presented with a three-piece suite. This bedroom has an internal door connecting to the adjoining double room, once again displaying versatility. This room offers double bed roomed accommodation with fitted wardrobes and a window to the rear aspect. A further double room has built in wardrobes and a window to the rear; whilst the sixth bedroom is located to the front aspect of the home, once again offering double accommodation with a useful built in wardrobe and a window overlooking the front of the home.

The house bathroom presents a modern suite finished in white, consisting of a corner shower, a panelled bath, a pedestal wash and basin and low flush W.C. The room benefits from tiling to the walls, a heated Chrome towel rail and an opaque window.















KEY FEATURES

Externally

The property occupies a delightful, tucked away position, electronic gates opening to a gated community of only three homes. A block paved driveway provides off road parking for several vehicles and gains access to the double garage whilst a flagged walkway gains access to the front of the house. At the immediate rear of the home a decked terrace spans the lounge, dining room and living kitchen before stepping down to a south facing garden that is laid to lawn, has established borders, planted beds and backs onto open countryside resulting in breathtaking views and the most idyllic of settings.

An integral, oversized double garage has power, lighting and an electronically operated entrance door. There is an electric car charging point, pressurised cylinder tank and boiler. A personal door opens into the utility.







INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage. Solar Panels to a south facing roof connecting to 3 storage batteries. Council Tax Band – G. EPC Rating – C. Fixtures and fittings by separate negotiation.

Directions

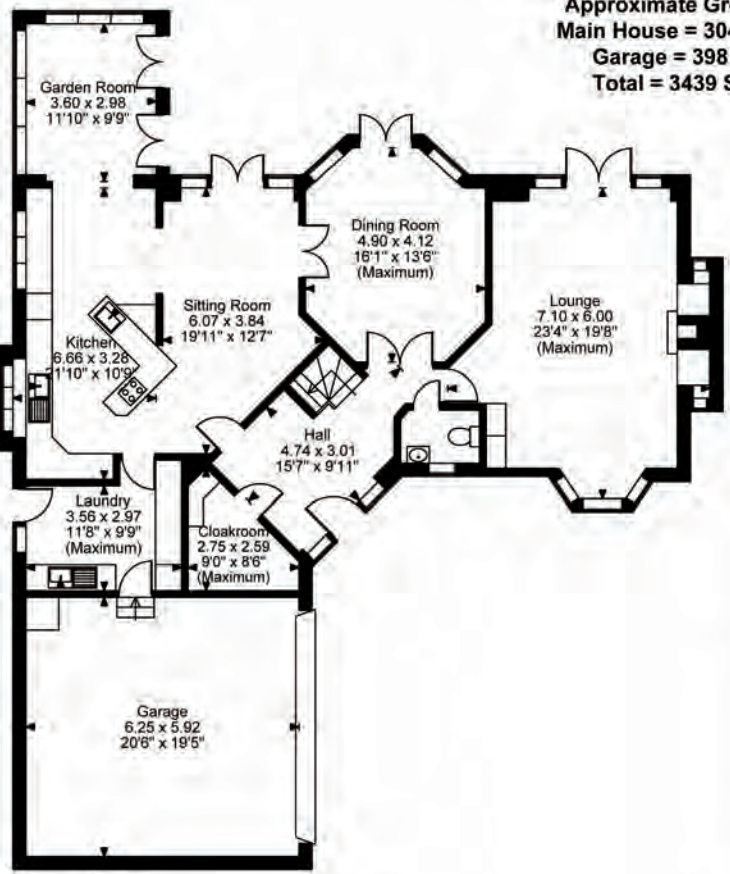
From George Lane in the centre of the village, turn onto Applehaigh Lane, go past the Post Office and take the first right which is a branch of Applehaigh Lane, and then turn second left into the private driveway leading up to the gates to the property.



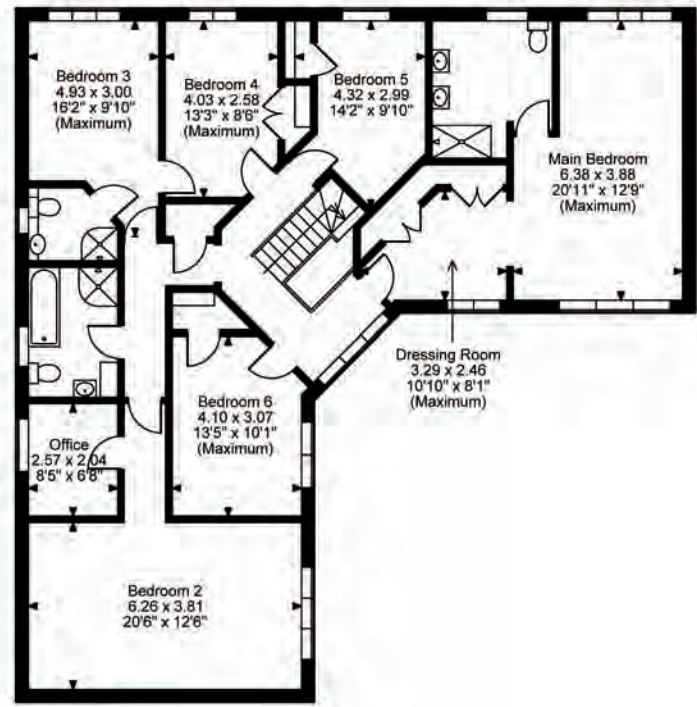
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Applehaigh Lane, Notton, Wakefield
Approximate Gross Internal Area
Main House = 3041 Sq Ft/282 Sq M
Garage = 398 Sq Ft/37 Sq M
Total = 3439 Sq Ft/319 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.01.2025





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Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

