



HILL FARM

SKELBROOKE





A FANTASTIC FAMILY FIND

Hill Farm is a wonderful example of a forever family home that has been sympathetically renovated throughout, promising contemporary style and quirky character that is punctuated with period features dating back to the 1600s. From exposing the attractive stone exterior to landscaping the luscious gardens, care and attention has been poured into every corner of this detached four-bedroom property. Positioned in the quaint South Yorkshire village of Skelbrooke and boasting rural field views as far as the eye can reach, this beautiful original Farm House offers versatile and spacious reception rooms and immaculate accommodation to discover across four floors. With privacy and room to grow, step inside to discover the potential and lifestyle that village life can offer.



AN EXPANSIVE WELCOME

The property stands beyond a stone boundary wall and electric gates that open up to an expansive block paved courtyard, offering ample off-street parking in addition to the covered dual carport and garage. The wishing well adds a charming feature to the attractive double fronted exterior, where you can enter via the reception hall double doors or directly into the boot room. The reception hall offers an inviting welcome. Warm and neutral aesthetics are paired with all the hallmarks of a modern country home. From the traditional brick fireplace and log burner to the oak parquet flooring that continues through the more practical ground floor spaces, the quality of the renovation is evident from the offset. Before you enter the kitchen, you'll pass the sizable W/C boasting a timeless mahogany vanity unit topped with a marble counter. Attention to detail was paramount to the owner's vision of the home. This can be seen here with the finishing touches in the marble windowsill which emphasise the deep brick walls that you'll see throughout.





QUALITY COMES AS STANDARD

The solid oak kitchen was designed and installed by the locally renowned Jeremy Wood Kitchens based in Wetherby meaning quality craftsmanship comes as standard. As a result of this, the kitchen has really stood the test of time with a makeover refreshing the colour palette. Chic dove grey cabinetry finished with granite worktops are contrasted with the unique Farrow & Ball 'Off Black' island dresser which doubles up as a butcher's block and emphasises the curves that flow around the room. High spec integrated appliances include a Smeg double range oven sat within the chimney breast, plus a built-in microwave and large wine cooler – essential for when guests come to stay! Amtico flooring flows seamlessly through the open archway and up a level to the open-plan dining room, finished with built-in alcove storage cupboards and access to the orangery extension via glass French doors. An impressive utility room completed just last year is tucked away beyond the internal door from the kitchen – with a boot room attached, perfect to kick off those boots after muddy walks. The whole space is bursting with character beneath the panelled ceiling featuring a glimpse of the original wooden beams. Floor to ceiling green shaker-style storage cupboards housing the laundry appliances are offset with Corian worktops and finished with a traditional Belfast sink.





THE OUTSTANDING ORANGERY

The orangery offers a sensational space for the whole family to gather. Four sets of French doors lead out to the garden, and the Amtico flooring underfoot makes it easy to maintain. In the warmer months, the room is flooded with natural light from the panoramic windows offering wonderful exterior views and the tall ceiling emphasised by the vaulted skylight. A cast iron multi-fuel log burner dials up the cosy vibes in winter and the space transforms into a cinema room. Reverse your gaze to the large wall-mounted TV set within the bespoke green dresser and cuddle up on the sofa for the ultimate night in.





A FIRM FAVOURITE

We shouldn't have favourites, but the owners hailed the lounge as their favoured spot in the house – and we can see why. Calm and tranquillity ooze from the ambient chandeliers and opulent decor from the soft carpet underfoot to the classic limestone fireplace. Dual-aspect windows ensure the space is light and airy, plus another set of French doors meets with the side access from the orangery, should you choose to bring the outdoors in on a sunny day.



PEEK INSIDE THE DEN

The final reception room on the ground floor is the snug – lovingly nicknamed “the Den” by the current owners. This versatile space offers the opportunity for a dedicated playroom, home office or even a downstairs bedroom to be created – a true blank canvas finished to a high standard. A pair of built-in media walls maximise the space with storage cupboards and bookshelves to add interest and personality, however you choose to style it. The stairs in the corner lead down to the quirky arched cellar which has been divided into two additional rooms, currently used for wine storage and a gym. Whatever your passions and priorities are, you'll have the flexibility to achieve your dreams right here at home.





A DAZZLING MASTER

Ascend to the first floor to arrive on the beautiful gallery landing that wraps the central staircase. You'll enter the Master suite first which occupies the entire original west wing of the property, complete with a full-sized hidden bathroom. The front facing aspect means you'll wake up to enviable field views every morning. The ample, king-sized bedroom features ambient spotlights and a full row of built-in wardrobes concealing the entrance to the en-suite which is the real highlight. Completed only last year, the dazzling dual-aspect en-suite could be taken straight from a five-star London hotel. Marble tiles run floor to ceiling with the added bonus of underfloor heating. Luxury brushed gold accents adorn every detail from the stunning Crittall doors, double rainfall shower heads and freestanding tap serving the huge bath tub beneath the window. Whether you're enjoying a long soak in the evening or getting ready for the day ahead, you're bound to feel refreshed and rejuvenated in this wonderful space.





The equally chic family bathroom originally from Porcelanosa has its own personality, wrapped in charcoal slate tiles with chrome hardware, underfloor heating and a free-standing roll top slipper bath as the standout feature. The luxury four-piece suite is complete with a W/C, large shower enclosure and vintage style mahogany vanity dresser with marble topped wash basin.

Next door you'll find a practical and fully functioning dressing room with a wall of solid maple fitted wardrobes designed and built by Jeremy Wood based in Wetherby. Should your family dynamics dictate the space - this could also make a perfectly sized nursery or study.





AMPLE DOUBLES

Completing the first-floor accommodation at the opposite side of the house are bedrooms two and four. Bedroom two boasts the same front facing rural views as the Master and ensures the space is bright and has an array of built-in wardrobes and cupboards. Bedroom four features a similar shaker-style wardrobe design which maximises the floor space in the smaller bedroom but also benefits from a three-piece white ensuite featuring a corner rainfall shower and contemporary metro tiles.



FINISHING IN STYLE

The final chapter of this home's conversion story can be found on the second floor as you enter the loft space to find an amazing, vaulted ceiling brought to life with the original beams dating back to the 1600s. A stylish and practical bedroom has been curated with the addition of a living area and built-in wardrobes at one side concealing an additional storage room – reaching into the apex of the roof. An ideal guest bedroom or teenage hideaway for those seeking a little privacy with space to relax.





EQUALLY EXQUISITE

After exploring the immaculate presentation of the home, it will come as no surprise that the garden is equally exquisite. Spanning approximately one acre in total, the peaceful grounds are set around a large central lawn with manicured topiary and flower beds adding interest to the boundaries. A large patio wraps around most of the property, providing an ideal sun trap for dining al-fresco and hosting summer BBQ parties.



The mature orchard produces annual fruit and interesting corners such as the summerhouse style pagoda, outbuildings to potter in and lovely Tiki Hut accessed via a quaint wooden bridge over the pond, ensures every member of the family has a place to relax and soak in the countryside surroundings.



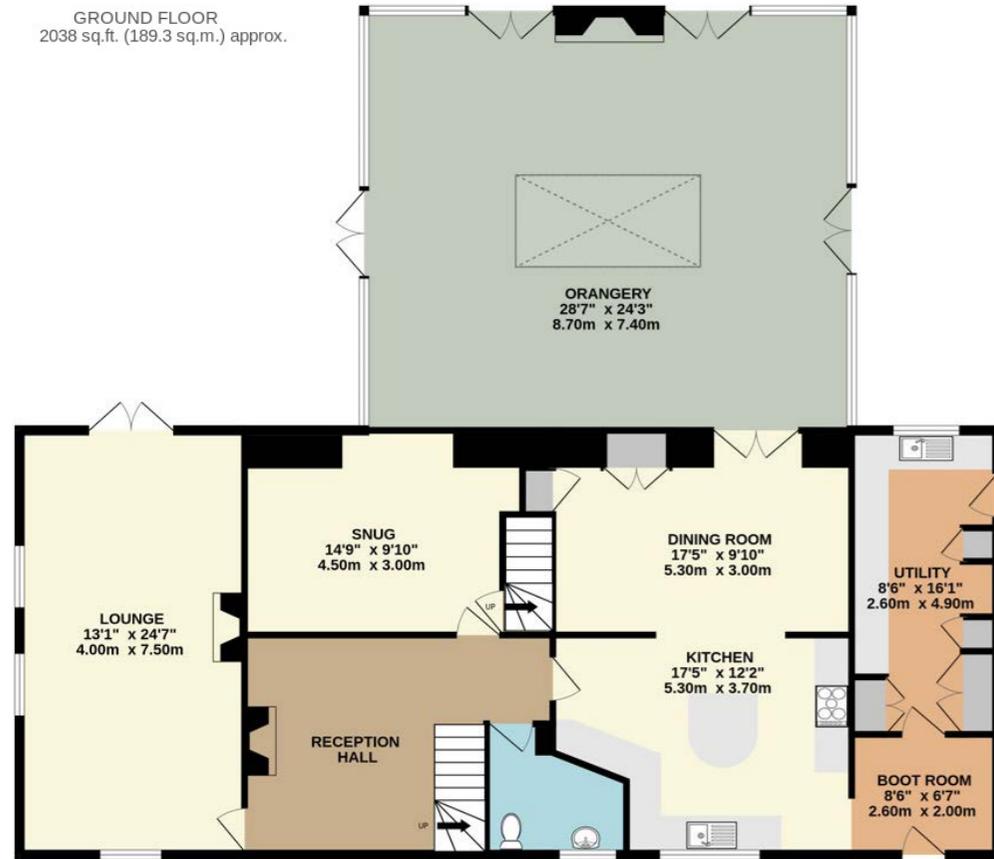
AREA TO EXPLORE

Skelbrooke is a frontrunner for those who love nothing more than the quiet humming of birds and beautiful countryside views in the morning. Unlike many villages nearby, Skelbrooke has retained its peaceful small-scale rural feel and yet is positioned less than a mile from the A1 giving perfect access links to larger towns and cities across Yorkshire. Located off the beaten track, there's plenty to love about the lifestyle here. Within the village itself, there are fields in all directions and at the heart of the community you'll find the Grade II listed church of St Michael and All Angels. Another interesting recent addition is the Skelbrooke Community Garden where you can take a seat to enjoy the wildlife. Venturing out, there's plenty within a short driving distance. In nearby Campsall, you can visit Doncaster Country Park; a dream for those who love to put on their walking boots and embrace the great outdoors. You can occupy yourself for hours here, take the dog for a walk or enjoy some fresh air with the children surrounded by lakes and woodlands. The nearest and most convenient towns are Pontefract and South Elmsall offering all the amenities you'd need on a day-to-day basis. Doncaster, Wakefield and Leeds city centres are all within half an hour too by train or car. Heading out for an evening meal, the nearby village of Wentbridge is not to be overlooked – where you'll find the Blue Bell Inn pub accompanied by Blue Smoke Artisan Pizza restaurant.

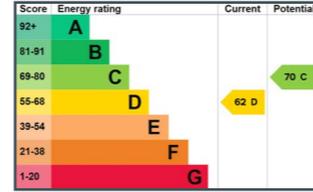
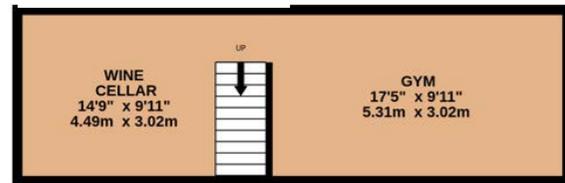
Fine dining or an afternoon tea treat is also on offer at the highly regarded Wentbridge House Hotel.



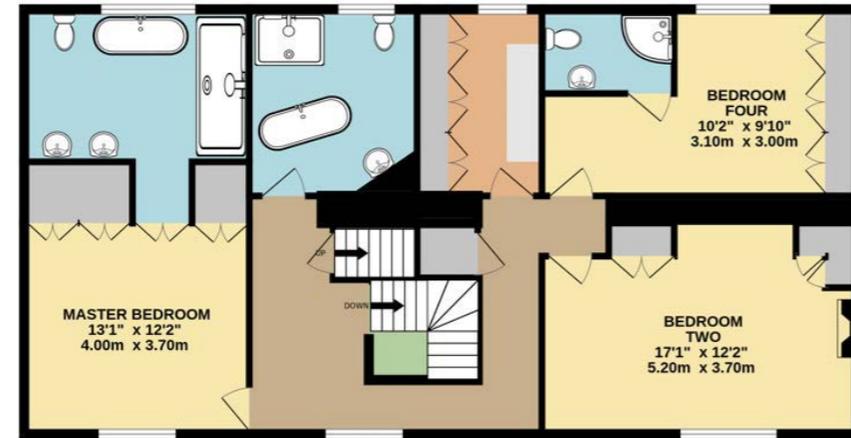
GROUND FLOOR
2038 sq.ft. (189.3 sq.m.) approx.



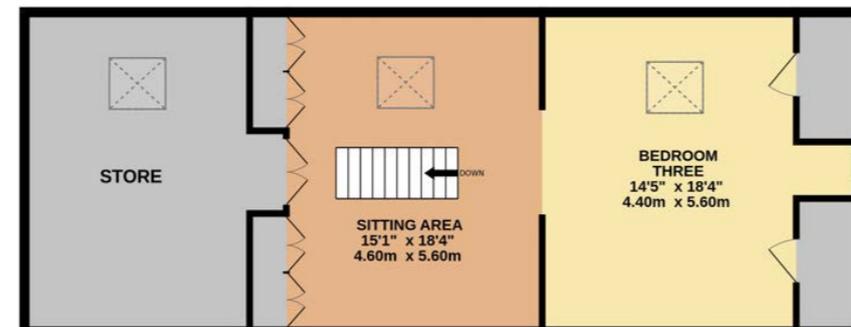
BASEMENT
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



2ND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



KEY FEATURES

- Four Bedroom Farm House Blending Contemporary Design with 17th Century Features
- Handcrafted Solid Oak Kitchen with Access to Boot Room and Newly Fitted Utility Room
- Open Plan Dining Area Flowing into a Striking Orangery with Vaulted Skylight and Log Burner
- Versatile Snug with Bespoke Media Walls and Access to Characterful Cellar Rooms
- Elegant Dual-Aspect Lounge with Limestone Fireplace and French Doors to Garden
- Master Bedroom Leading to Concealed Luxury Marble En-suite and Underfloor Heating
- Vaulted Second Floor Bedroom Showcasing Original 1600s Beams and Hidden Storage
- Beautifully Landscaped Grounds of Approximately 1 Acre with Orchard, Pond and Tiki Hut
- Gated Entrance with Expansive Block Paved Courtyard, Dual Car Port and Garage
- Idyllic Village Setting with Open Field Views and Excellent Air Connectivity
- Freehold Property and Council Tax Band E



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WHAT3WORDS: [twinkled.trinkets.tram](https://www.what3words.com/twinkled.trinkets.tram)

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