



HODSONS

The Old Dairy Farm
Foulby
Wakefield
WF4 1PY



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Welcome to The Old Dairy Farm, a most impressive and beautifully presented family residence with separate annexe, all set within grounds extending to approximately 1.27 acres. This exceptional property offers a wealth of accommodation, combining elegant character features with high-quality modern living. The main residence offers approximately 2,800 sq ft of tastefully appointed living space and is complemented by a self-contained two-bedroom annexe, ideal for multigenerational living or guest accommodation.

The property is nestled within generous, well-maintained grounds, including expansive lawned gardens, a paddock, and superb outdoor entertaining areas complete with wood-burning stove and a delightful grapevine-covered pagoda.

Set in the peaceful village of Foulby, near the historic grounds of Nostell Priory, this unique offering presents an outstanding opportunity for those seeking a characterful country home with versatile living arrangements in a most tranquil yet convenient setting.



The Old Dairy Farm

Main Residence



The main house exudes timeless charm and quality, with accommodation centred around an outstanding entrance hall featuring full-width dual aspect windows and a striking return staircase. The heart of the home is a traditional farmhouse-style kitchen, complete with central island, range cooker, ample dining space, and adjoining utility room.

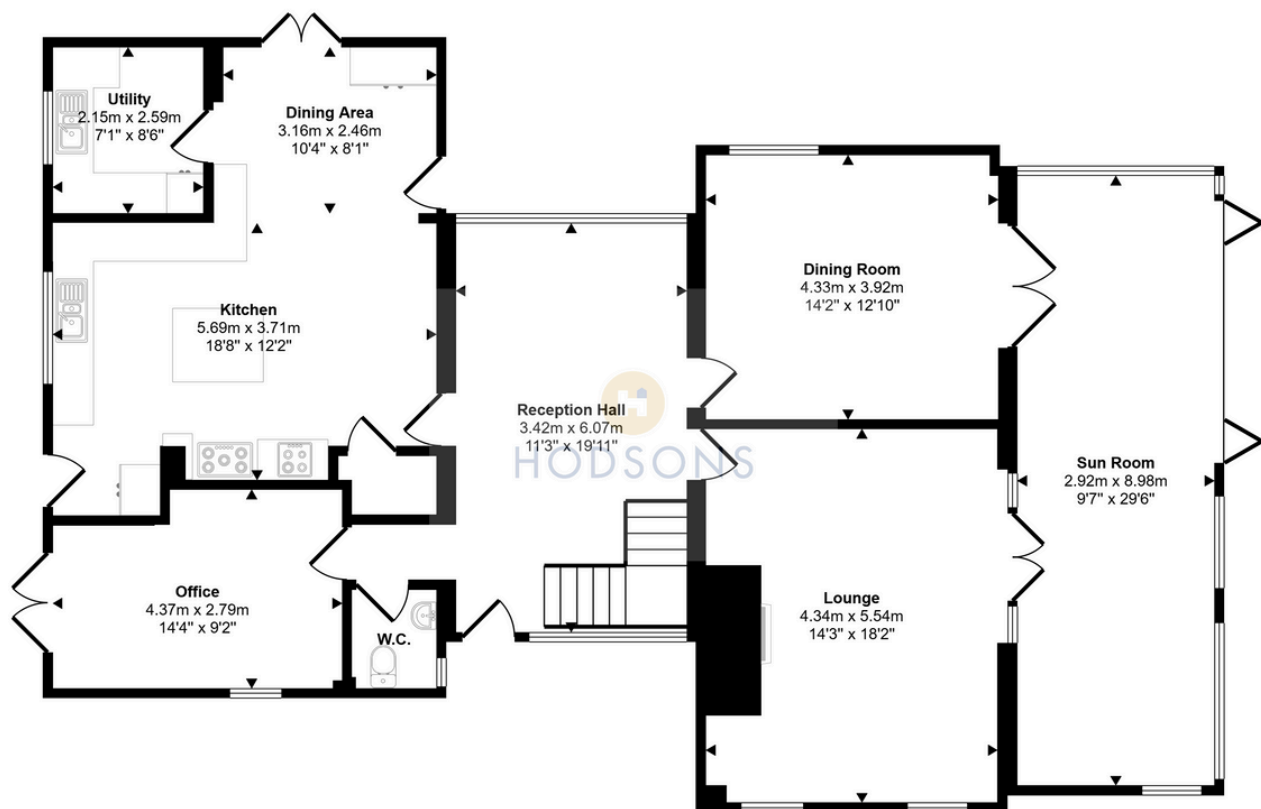
The ground floor offers generous and versatile living areas, including a welcoming lounge, a formal dining room, and an impressive 29-foot sunroom overlooking the beautiful gardens. A further reception room, currently used as a large office/sitting room adjoins a convenient downstairs W.C.

To the first floor, a galleried landing with full-height vaulted ceilings leads to five double bedrooms. Four of the bedrooms benefit from en suite facilities, including the luxurious principal suite which features a walk-in wardrobe and elegant en suite shower room. The tasteful décor throughout reflects the property's character and rural surroundings while offering modern comforts.







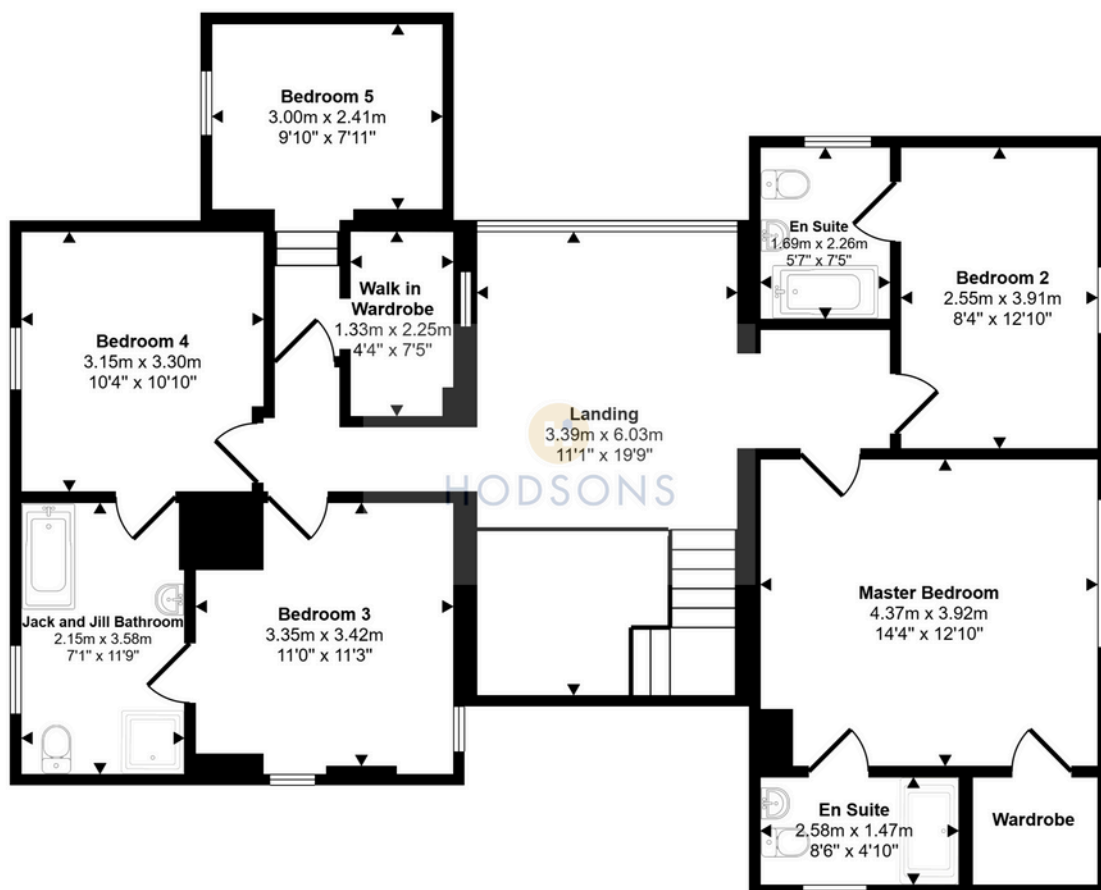


Ground Floor

Approx 148 sq m / 1592 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 113 sq m / 1219 sq ft

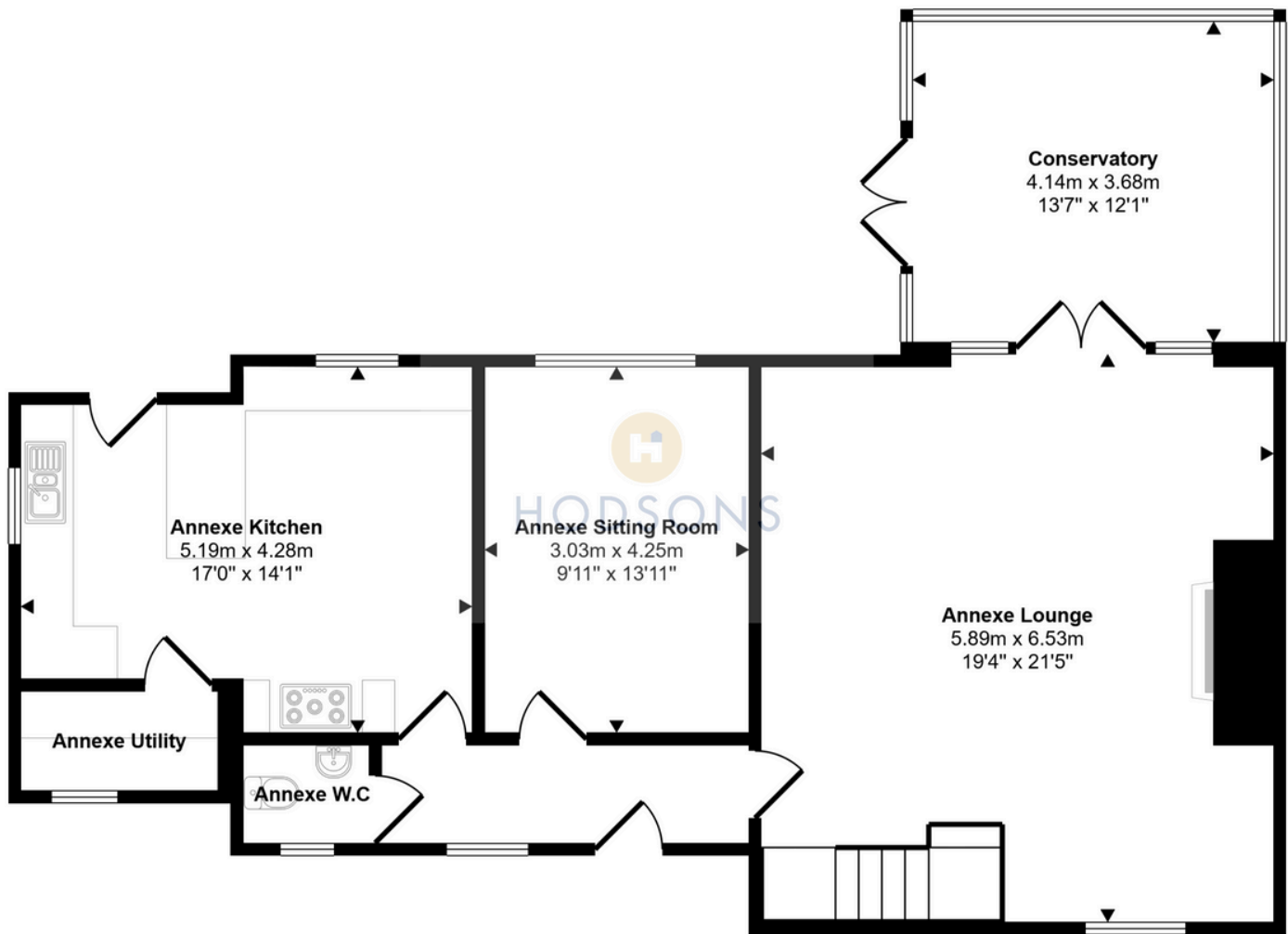
The Annexe



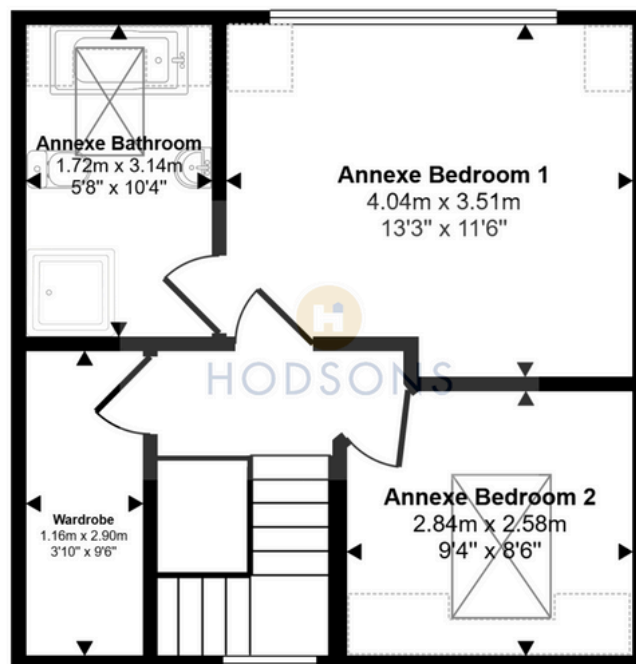
Constructed to complement the style of the main house, the self-contained annexe offers spacious and well-planned accommodation over two floors. On the ground floor, a generous lounge with feature fireplace opens onto a bright conservatory – an ideal space for relaxing or entertaining guests. A large dining kitchen with utility room, separate sitting room, and guest W.C. complete the ground floor accommodation.

Upstairs, there are two well-proportioned bedrooms served by a bathroom. This charming annexe offers flexibility for extended family living, visiting guests, or even potential holiday let use, all whilst retaining privacy from the main residence.





Annexe Ground Floor
Approx 99 sq m / 1068 sq ft



Annexe First Floor
Approx 37 sq m / 400 sq ft

The property stands within stunning grounds of approximately 1.27 acres, with sweeping lawned gardens stretching around both the main house and annexe. A secure gated entrance opens to a large block-paved driveway providing ample off-road parking, complemented by a detached stone outbuilding for useful storage.

To the rear, the gardens open into a delightful paddock and feature a range of attractive outdoor living spaces. These include a patio with built-in wood-burning stove for cooking and heating, and a seating area with established grapevine growing across a wooden pagoda – a perfect setting for alfresco dining or relaxing in the sunshine.







Situated in the peaceful and sought-after village of Foulby, The Old Dairy Farm enjoys a prime rural setting with excellent accessibility. Foulby lies close to the picturesque grounds of Nostell Priory, a National Trust estate with stunning parkland and lakeside walks.

The village is conveniently placed for commuting to Wakefield, Pontefract, and Doncaster, with easy access to the M62 and A1(M) motorway networks. Local amenities and well-regarded schools are nearby, and the surrounding countryside offers a wealth of leisure opportunities for walkers, cyclists, and nature enthusiasts alike.

Foulby offers the ideal blend of rural charm and modern convenience, making it a desirable location for families and professionals seeking a lifestyle of space, tranquillity, and connection to nature.

Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - To be advised

Council Tax - Wakefield Council Band G



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HODSONS

37-39 George Street
Wakefield, WF1 1LX

Tel 01924 200544

email.wakefield@hodsonsproperty.co.uk

www.hodsonsproperty.co.uk