



5 Bed  
House - Detached  
located in South  
Elmsall

Guide Price £500,000



Springfield Lodge Rowley  
Lane  
South Elmsall  
WF9 2JP



#### Lead In

Tucked away on a private road just off Rowley Lane, this beautifully designed four-bedroom detached home offers an exceptional level of space, privacy, and versatility. Built in 2003 and thoughtfully planned throughout, Springfield Lodge provides a unique opportunity to acquire a truly one-of-a-kind family home.

Approached via a private driveway shared with two neighbouring properties, the driveway then opens out to provide ample private parking, setting the tone for the exclusivity this home offers.

A standout feature is the detached annex bungalow, with separate gas boiler with sub metered gas and electricity supplies, positioned adjacent to the main residence. This incredibly versatile space is ideal for multi-generational living, those requiring accessible accommodation, or even as a potential source of rental income.

Internally, the main house boasts generously proportioned rooms throughout. The ground floor offers a welcoming and impressive central entrance hall, spacious lounge, separate dining room, conservatory, and a well-appointed kitchen diner with adjoining utility. A dedicated office space further enhances the practicality for modern family living.

To the first floor, there are four excellent-sized bedrooms. The principal bedroom benefits from its own ensuite, while the main bedroom is flooded with natural light from a striking feature window and enjoys access to a private balcony overlooking the tranquil front garden—creating a perfect retreat.

Externally, the property truly excels. The extensive gardens to the front and side are beautifully maintained and provide a fantastic outdoor lifestyle, complete with a pizza oven, greenhouse, and a fully equipped “man cave”—ideal for entertaining or relaxing.

Further benefits include owned solar panels, contributing to the home’s energy efficiency and long-term cost savings.

Situated in a highly convenient location, the property is within easy reach of local shops, well-regarded schools, and excellent transport links, including bus and rail connections to Leeds, Doncaster, and Sheffield.

This exceptional home offers space, flexibility, and individuality in equal measure—early viewing is essential, as properties of this calibre rarely remain available for long.

#### Main House

##### Hallway

9'5" x 19'11"

Access to WC, Entrance Hall, Living Room, Kitchen and the Dining Room. Carpeted throughout.

##### Kitchen

16'11" x 9'7"

Matching high and low level storage units with granite square edged work surfaces and complimentary tiled splashbacks. Inset stainless steel one and a half sink with drainer and chrome mixer tap. Range master cooking oven with five ring gas hob and range master extractor fan over. Integrated dishwasher. Gas central heated radiator, tiled flooring, recess spotlights and UPVC double glazed windows to front aspect. Opening through to utility and dining room.

##### Dining Room

13'7" x 11'8"

Laminate wood effect flooring, gas central heated radiator and UPVC double glazed window to rear aspect. UPVC double glazed French doors leading to conservatory.

##### Utility Room

5'6" x 5'6"

Tiled flooring, high level storage cupboards and a wooden work surface with space and plumbing for washing machine. Space for full size fridge freezer. Gas central heated radiator. UPVC double glazed window to side aspect and UPVC door leading to front garden.

##### Sunroom

13'7" x 8'9"

Open brick walling, tiled flooring, gas central heated radiator and UPVC double glazed windows to front, side and rear aspect. UPVC double glazed French doors leading to garden.

##### Living Room

16'1" x 13'5"

Gas central heated radiator. Feature gas fireplace with an Adams style surround and a imitation stone and hearth. UPVC double glazed window to front aspect and UPVC double glazed sliding doors leading to tiled patio.

##### Office / Study

9'3" x 11'7"

Gas central heated radiator, UPVC double glazed window to rear aspect, useful storage cupboard and UPVC door with double glazed opaque window panel to side aspect.

##### Downstairs W/C

6'4" x 4'9"

Two piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and tiled splashback. Gas central heated radiator, vinyl tiled affect flooring and UPVC double glazed opaque window to rear aspect.

##### First Floor Landing

9'5" x 8'

Doors leading into all four bedrooms, the house bathroom, recess spotlights, loft access and feature UPVC double glazed opaque stained windows to front and rear aspect. Gas central heated radiator. Viewing gallery.

##### Bedroom One

11'11" x 13'7"

Access to en suite. Carpeted throughout. Gas central heated radiator. UPVC double glazed patio doors leading to the balcony over looking the front garden.

##### En Suite

3'11" x 7'10"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Tiled effect flooring. Gas central heated towel rail. UPVC double glazed frosted window to the side elevation.

##### Bedroom Two

16'12" x 9'9"

Carpeted throughout. Gas central heated radiator. UPVC double glazed windows to the front.

##### Bedroom Three

13'6" x 11'7"

Carpeted throughout. Gas central heated radiator. UPVC double glazed window to the side elevations.

##### Bedroom Four

9'3" x 11'7"

Carpeted throughout. Gas central heated radiator. UPVC double glazed window to the side elevations.



#### Bathroom

6'5" x 8'4"

Three piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and a panelled bath with chrome mixer tap and mains fed thermostatic controlled showerhead attachment over. Vinyl tiled effect flooring, tiled walls and wall mounted gas central heated towel rail and a double glazed Velux window.

#### Annex

##### Annex Kitchen

6'3" x 16'10"

Enter through UPVC door with opaque window panel to side aspect. Matching high and low level storage units with laminate roll edged granite effect work surfaces with complimentary tiled splashbacks. Inset ceramic one and a half sink with draining board and chrome mixer tap. Space and plumbing for washing machine, fridge freezer and cooker with tiled splashback. Gas central heated radiator, vinyl tiled affect flooring, recess spotlights and loft access. UPVC double glazed windows to front and rear aspect. Door through to lounge.

##### Annex Living Room

14'10" x 12'12"

Gas central heated radiator. Feature electric fireplace with an Adams style surround and tiled back and hearth. UPVC double glazed windows to front and side aspects, UPVC double glazed French doors leading to front patio, door through to bedroom and loft access.

##### Annex Bedroom Five

11' x 12'3"

Gas central heated radiator, UPVC double glazed opaque window to side aspect and door to En-suite bathroom. Annex En-Suite Bathroom. Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Vinyl tiled affect flooring and tiled walls. Wall mounted gas central heated towel rail. Recess spotlights and UPVC double glazed opaque window to rear aspect.

##### Annex Shower Room

7'7" x 4'4"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Shower cubicle with mains feed shower. Extractor fan. Tiled effect flooring. Gas central heated towel rail. UPVC double glazed frosted window to the rear aspect.

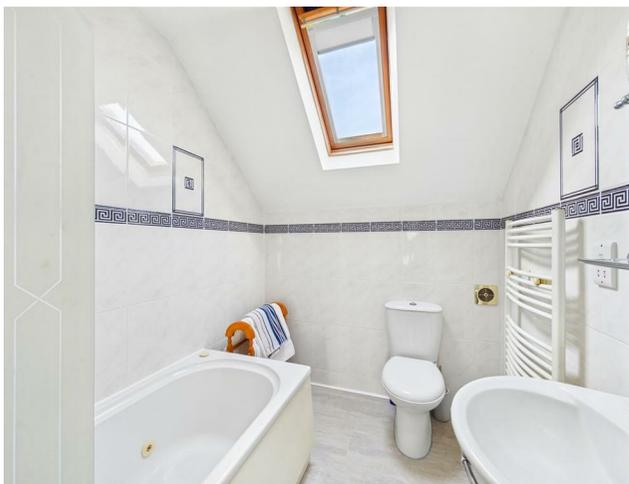
##### Annex Loft

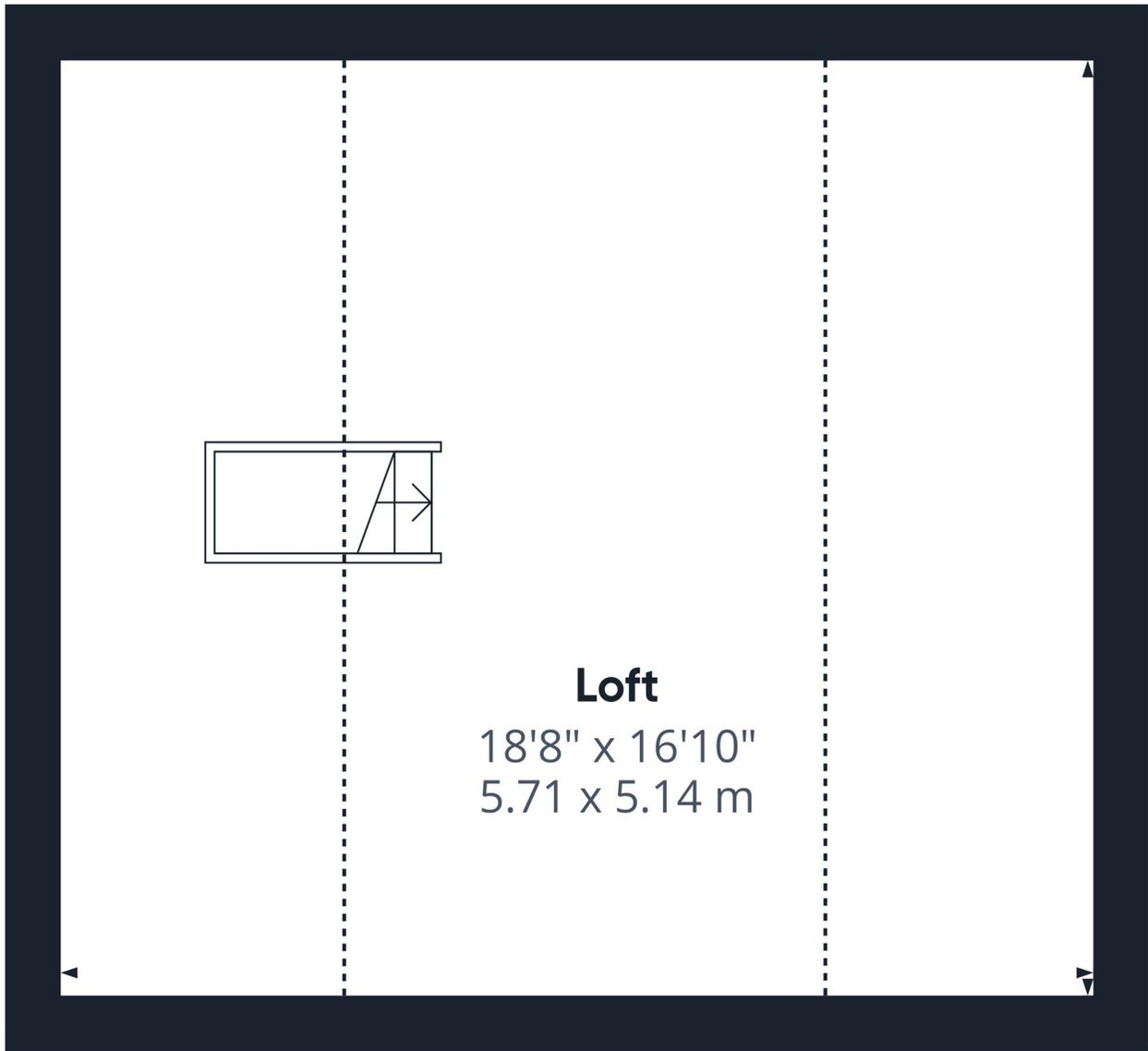
18'9" x 16'10"

Fully boarded loft.

#### Outside

Stone walkway leading to front door with archway porch, accessed via a timber gate. Large garden to the front and stretching to the side which is mainly laid to lawn. Shrubs and trees to borders. Raised border incorporating vegetable patches. Pebbled area containing green house and timber summer house/ work shed accessed via double doors. Feature brick pizza oven and stone patio area. Timber fencing to boundaries. Large private block paved driveway providing multiple off street parking leading to a car port with an electric car charging point. Outside tap.





**Loft**  
 18'8" x 16'10"  
 5.71 x 5.14 m



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

309 ft<sup>2</sup>  
 28.7 m<sup>2</sup>

**Reduced headroom**

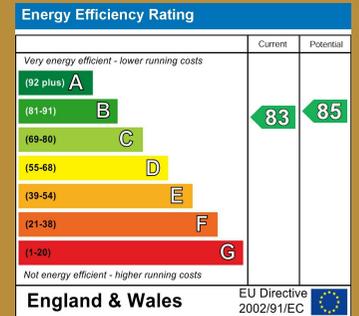
157 ft<sup>2</sup>  
 14.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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