





# A lifestyle of luxury

**There's no word more befitting for Meridian House than "magnificent".**

This colossal bespoke family home stretches across approximately 11,000 square feet and sits within the heart of West Yorkshire's desirable village of Darrington.

Built 25 years ago on the grounds of a former farmhouse, this stunning property simply has it all with size, style, location and luxury all rolled into one.

Accessed via a private road, it is situated between Sunrise Cottage and Sunset Cottage off Estcourt Road, elevated and set back from the main village through road. Upon first glance, it looks set upon a pedestal and fittingly so.

Its curb appeal has instant impact with its beautiful stone exterior while the work of the current owners ensures the fabulous interiors live up to expectation.





# Extraordinary entrance

**You'll need a second or two to absorb the sheer size and scale of the property before your eyes at the end of the driveway after entering through the private gates. At first glance, you'll be forgiven for believing you'd entered the grounds of royalty.**

The entrance to the property is set upon a mirrored set of stone steps, overlooking a beautiful and manicured front garden. Be prepared for a fantastic viewing experience to rival anything you've seen before on the search for your dream home.

The exterior features an unimaginable amount of windows and glass french doors, including two full walls at the front, so you can already imagine an impressively bright interior space.

You'll enter the house onto the upper ground floor, stepping into a grand reception hallway with a presidential decadent ambience. The mahogany wooden panelled walls and decorative ceiling roses that frame the wide staircase and chandelier will set the tone for the grandeur ahead. You'll not know which way to turn first at this stage, but believe us when we say you won't be disappointed.



“ As soon as the gates opened when I viewed the property, I saw this house and had never seen anything like it in my life. From the second I saw it, I wanted it. ”





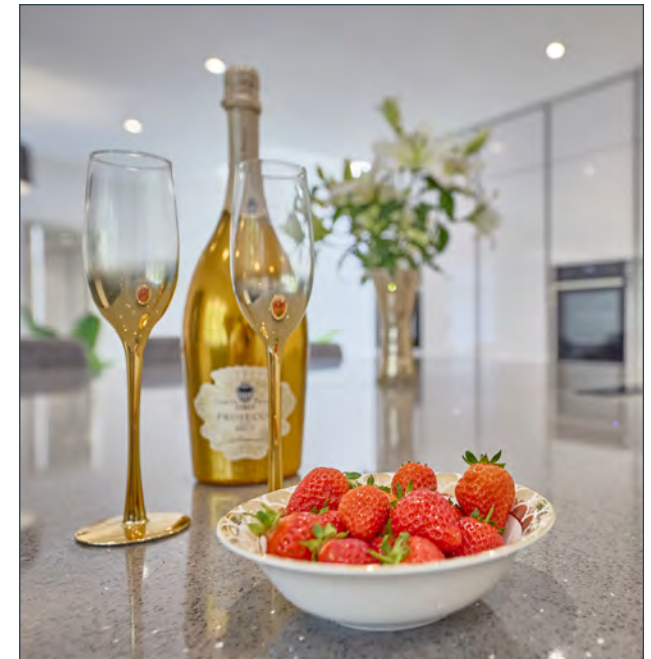
# Modern living spaces

**It's no surprise to learn that the current owner works in the design industry when you head over to the entertaining spaces of the property; which have experienced huge transformations.**

It's difficult to pick a favourite room in the house, but the kitchen certainly has an instant wow factor thanks to the nine-foot central island which seats eight and features internal storage, low-level mood lighting and an integrated hob – perfectly positioned for cooking and hosting in equal measure.

The slick, high-gloss units compliment the dazzling marble tiled floor and quartz worktops perfectly, while no expense has been spared with the addition of Neff integrated appliances including treble ovens.

A separate minimalistic utility room that spans the width of the kitchen is just as beautiful, providing additional storage and preparation space as well as somewhere to organise the laundry away from the main kitchen.





“The kitchen is such a wonderful place to cook. It feels so modern and is lovely to cook in.”





## Dine like royalty

**Returning to the front of the house lies the formal dining room which is currently showcasing an impressive 14-seater table.**

The intricate gilded gold table and chairs were created for this room. They were handmade in the Philippines to an extremely high standard and remain a fond part of the story of the house. With a beautiful view and ample floor space to spare around the table, we can only imagine the occasions

that have been and will continue to be celebrated here.

A surprise bonus between the living areas is a state-of-the-art cinema room for those evenings when you want to enjoy some family fun in true high definition. Complete with soft-leather seating and high-spec speakers, children and adults alike will be in their element.

To finish this spectacularly well renovated area of

“ The house is so big it can really take big, bold features. ”

the home is the lounge; the largest room on the floor. Its truly vast footprint means that you can comfortably accommodate any furniture, or number of guests you desire. Plus carpets and neutral decor mean that it's ready and waiting for a new family to put their feet up and relax, or step out front to the sun room for a better view of the garden.

With under-floor heating throughout, you'll feel the benefit of a luxurious lifestyle all-year round.





## Classic charm

For a more intimate setting away from the grand entertainment spaces, the snug room may capture your attention first.

Styled in a more traditional and deep colour palette with dark bamboo flooring, the room takes on the persona of a drawing room or a library, in keeping with the entrance hall and in contrast to the main house that embraces a slick, modern finish. The decorative coving, brick fireplace and stove add character and a cosy ambience.







## Drift to dreams

**Three double bedrooms are situated on this floor, surrounding the snug and positioned above the lower ground garage.**

The largest of them is at the back of the home and thanks to its generous size, feels like its own hideaway studio. Ceiling spotlights and two skylights in the apex of

the roof ensure it remains light and bright. There's plenty of room in here for a large double bed and either a work or lounge area for ultimate privacy. It would make the perfect space for an older child or young adult, complete with a marble tiled shower room.





Across the corridor is bedroom three; yet again another generous double with a modern en-suite complete with a double shower, and the added bonus of a sun terrace room out to the front.

The fourth bedroom is located off from the hallway with the stately home inspired décor marrying up with the entrance, wooden features and textured walls creating a striking ambience.

“ It’s an amazing house; it has everything you could ever need. ”





# Fit for a king and queen

**Up the sweeping wooden staircase lies the master suite which can only be described as its own kingdom rather than a bedroom.**

Central to this palatial space is the four-poster bed, of course. Ahead of you are decadent archways creating an open-plan division to the personal sitting room overlooking the front garden. Furthermore, off the main bedroom space you'll find two dressing areas with ample fitted wardrobe space and not one, but two en-suites, designed by the current owners to reflect their individual personalities. It doesn't come more luxurious than that.







“ I'd have to say the master suite is my favourite part of the house. There's so much space up there and it's super private. I can't think of what more I could ask for. ”

The first bathroom has floor to ceiling, high-gloss tiles with a black and gold finish, featuring a high cistern WC, walk-in double shower and freestanding bath tub that would be the envy of most family bathrooms. The second en-suite mirrors the marble theme yet with lighter natural tiles, boasting another walk-in shower and an impressive Jacuzzi bath.

A further dressing room on this floor which is yet to be renovated by the current owners offers potential scope for conversion.







## Celebrate in style

**Head downstairs two flights – or with a little bit of work there's potential to recommission the home's fully operational lift shaft – and you'll arrive on the lower ground floor where you'll be eager to get the party started.**

This incredible and unique space leaves you with limitless options. It is no exaggeration to say you could host a gathering of 50 people here with no compromise on guest comfort. Designed with entertainment in mind, a fully stocked bar overlooks the lounge and an enormous fireplace complete with a wood-burning stove creates a stylish focal point.

Double doors lead out to a wooden decking area, perfect for the BBQ so you can spill out into the garden and dine al fresco when the sun is shining.

Finishing the entertainment suite is a separate room currently set up with a pool table and the potential pièce de résistance; a dug out swimming pool designed with a swim-up bar – ready to be tiled and filled.

Complete with the pool space, there's also the scope for two shower rooms to be built with plumbing in place, should you wish to take on an exciting project to complete this amazing mansion.

Stacked with plenty of potential to create a private venue to throw the party of a lifetime, this area is practical as well as fun. Thanks to the floor having its own kitchen and WC, your guests won't even have to venture into any other area in the house while the celebrations are in full flow.







“ It's a perfect home for a family because you can spend so much time here and have so much fun. ”



## Host extended family

**Away from the hustle and bustle, there's a neatly contained two-bedroom annexe to the property which has been created from the partial conversion of the original garage and a further extension.**

Fully renovated within the past 18 months, this beautiful accompanying property has modern, stylish interiors throughout that compliment the main house and is absolutely perfect for the extended family to live alongside you or to have as an option for top-class guest accommodation.

On the ground floor, there's a spacious lounge looking out to the front, an open plan kitchen diner with integrated

appliances and a convenient shower room and downstairs toilet.

The master suite upstairs has been tastefully decorated with a roll-top bath in the bedroom.

The room is ultra light, owing to the double doors which lead out to a Juliet balcony which overlooks a private garden to the front of the annexe.

Its en-suite is stylish and contemporary with floor to ceiling grey marble tiles.

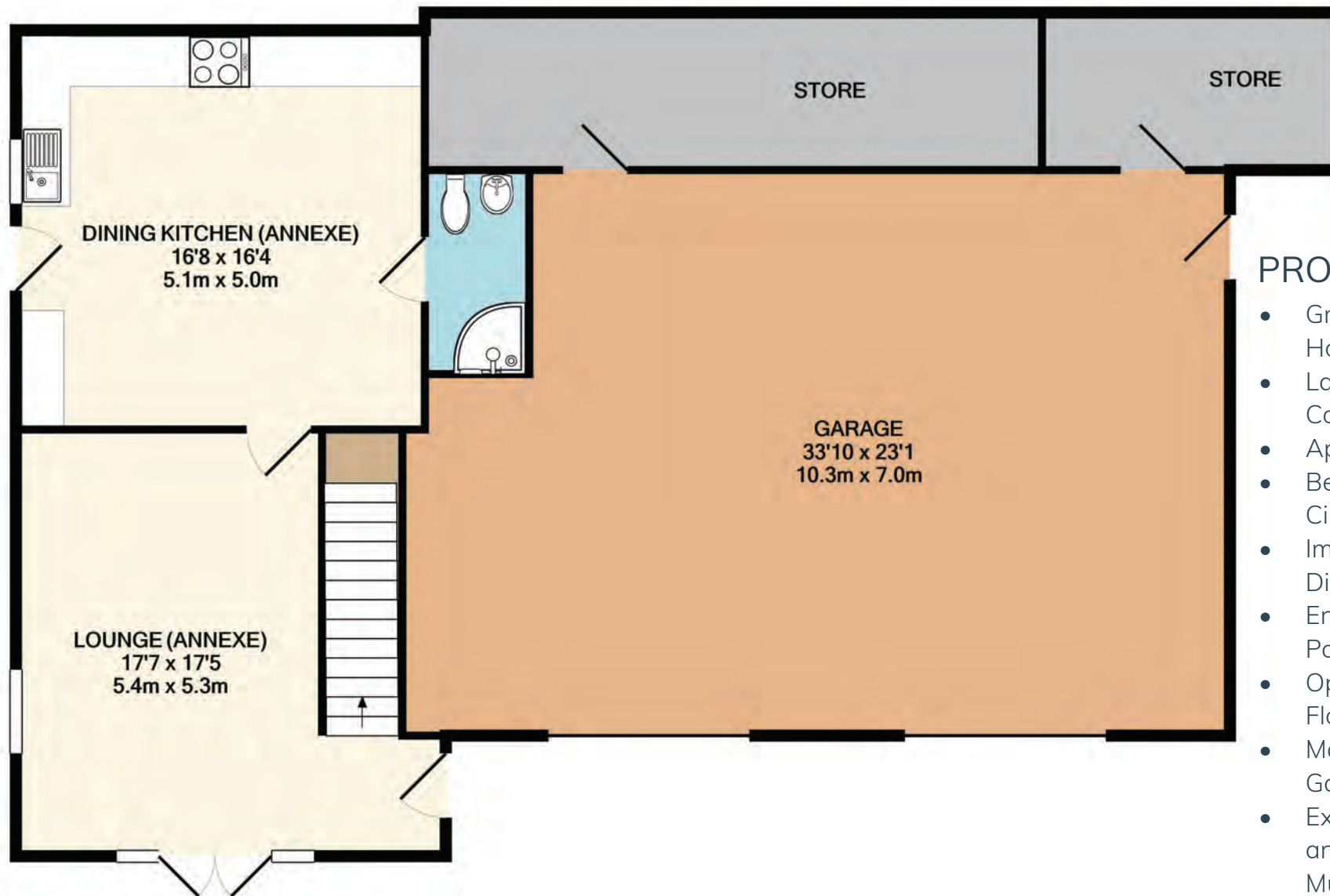
Across the landing and at the rear of the upper floor is the second generous bedroom complete with built-in wardrobes and also its own en-suite. The annexe offers everything a small family could need.





# FLOOR PLANS Total Approx. Floor Area 4419 SQ. FT. (410.6 SQ.M.)

## WEST WING – (Lower Ground Floor)



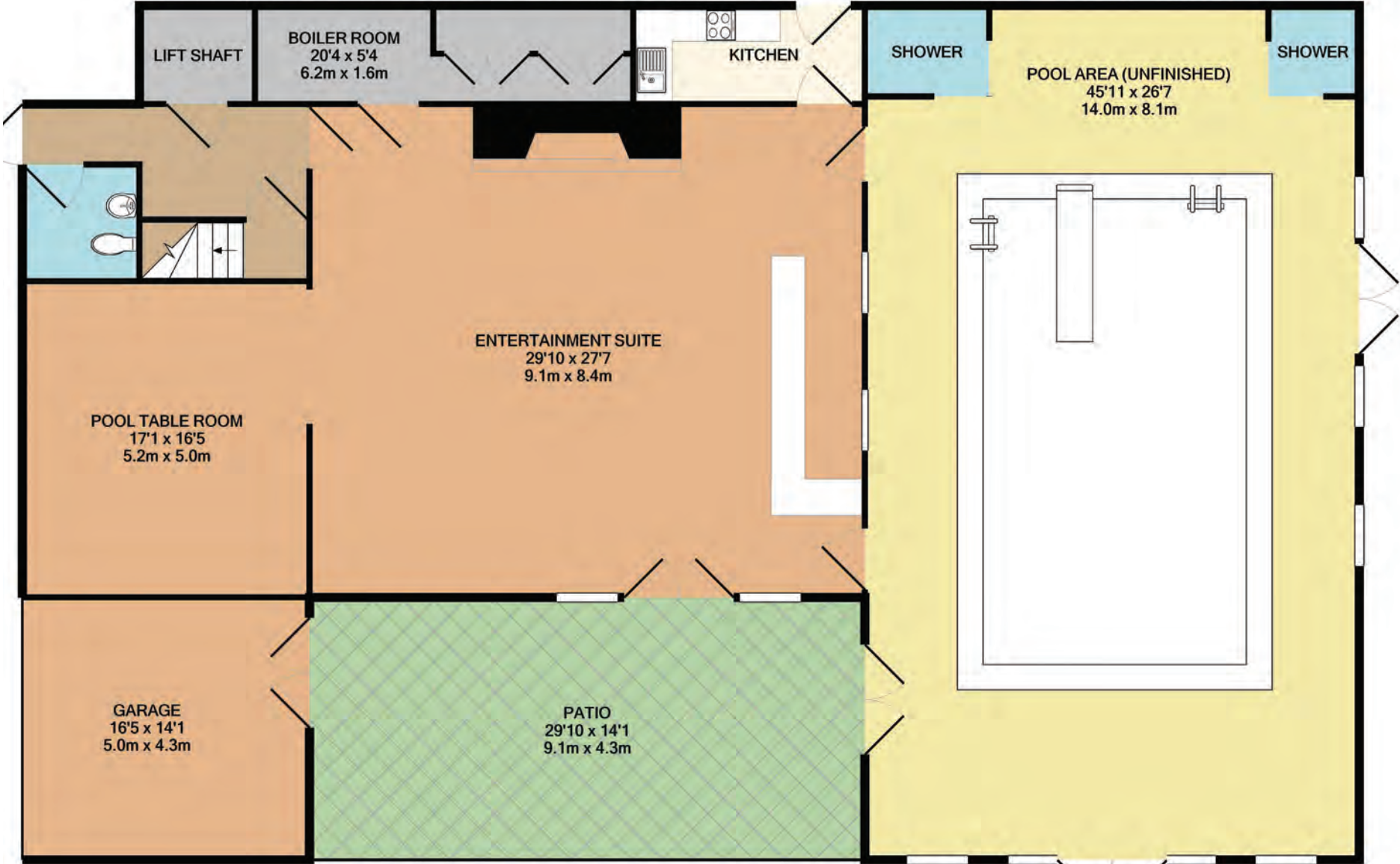
### PROPERTY FEATURES

- Grand Six Bedroom Family Home
- Large Two Bedroom Self Contained Annex
- Approximately 11,000 SQ. FT.
- Bespoke Professionally Fitted Cinema Room
- Impressive High Specification Dining Kitchen
- Entertainment Suite and Large Pool Room (Unfinished)
- Opulent Master Suite to Top Floor
- Manicured South Facing Gardens
- Expansive Driveway and Large Garage for Multiple Cars
- Prime Village Location with Desirable Motorway Links

Lower Ground Floor West Wing Approx. Floor Area 1567 SQ. FT. (145.6 SQ.M.)



EAST WING – (Lower Ground Floor)

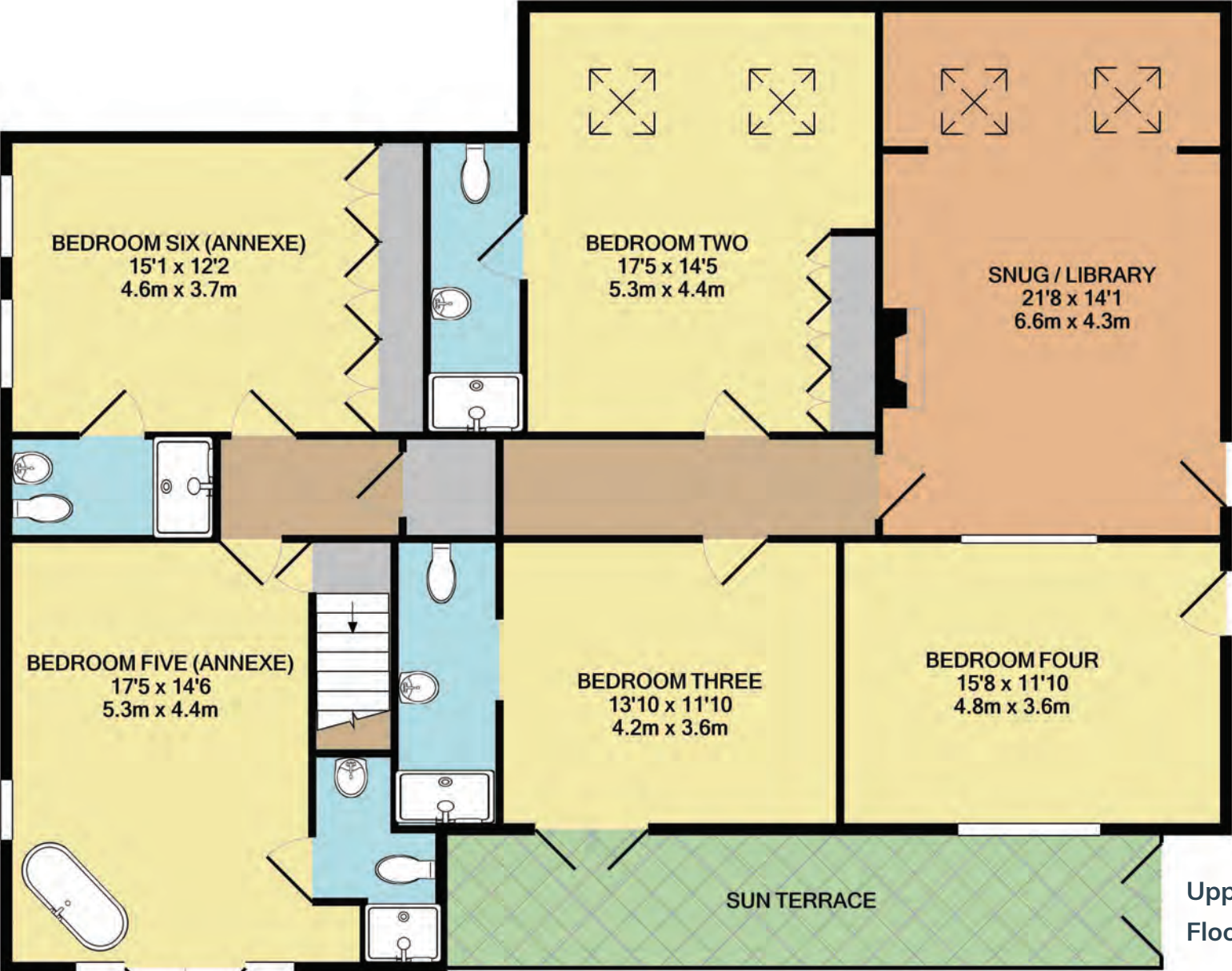


Lower Ground Floor East Wing Approx. Floor Area 2852 SQ. FT. (265 SQ.M.)



# FLOOR PLANS Total Approx. Floor Area 4559 SQ. FT. (423.5 SQ.M.)

## WEST WING – (Upper Ground Floor)



## ENVIRONMENT & ENERGY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Upper Ground Floor West Wing Approx. Floor Area 1647 SQ. FT. (153.0 SQ.M.)



EAST WING – (Upper Ground Floor)

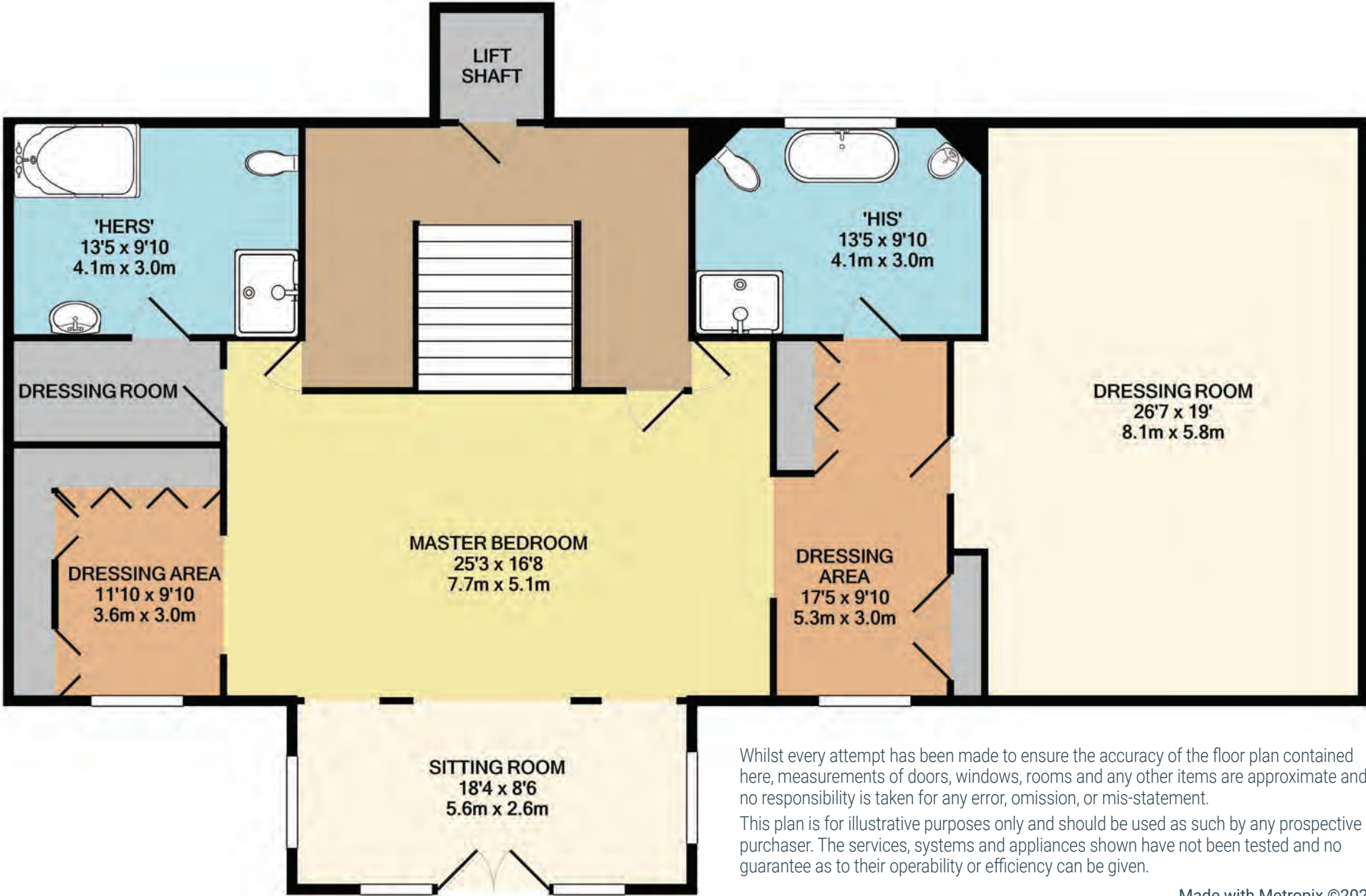


Upper Ground Floor East Wing Approx.  
Floor Area 2912 SQ. FT. (270.5 SQ.M.)



# FLOOR PLANS Total Approx. Floor Area 1834 SQ. FT. (170.4 SQ.M.)

## MASTER SUITE – (First Floor Master Suite)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Outdoor paradise

**There's clearly so much to admire throughout Meridian House. When you've finally made your way round the entirety of the property, you'll likely need some fresh air to compute it all.**

The private gardens surrounding the home are perfect for this all-important headspace.

A perfect ratio of patios, exotic plants and flower beds, mature trees and green space give you a picturesque landscape to enjoy while remaining easy to maintain with uninterrupted lawns.

The garden to the front of the house is the largest and benefits from being south facing meaning you'll get the sun all-day long.

For keen gardeners wishing to add to the current grounds, the potential here is fantastic and the current owners have ensured it is already landscaped to a very high standard.



# Out and about

**There are so many reasons why Darrington is high on people's wish list for properties in West Yorkshire.**

Residents love the quiet and peaceful lifestyle afforded to them here, while it is also within easy reach of many surrounding cities such as Leeds, York, Wakefield, Sheffield and Manchester. The motorway links are unrivalled with the A1, M1 and M62 all within a short drive.

The nearest town is Pontefract offering a choice of supermarkets and high street shops as well as restaurants, pubs and excellent public transport links.

Nearer to home and within the village itself, the Spread Eagle pub is walkable and comes with a fantastic reputation for both high quality food and drink. If you're looking to eat more of a formal meal, the newly opened Gallimore's Restaurant is earning rave reviews.

The village is also home to a championship standard 18-hole golf course which just maybe could be a clinching factor for those who love nothing better than a day treading the fairways. Families with young children will be impressed with the local primary school and well-regarded private education such as Queen Elizabeth grammar school, Ackworth School and Silcoates School are all excellent options.





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