



Meadowcroft
WOMERSLEY





A CHARMING AND CHARACTERFUL BARN CONVERSION

Nestled in the heart of the popular village of Womersley – just inside the North Yorkshire border – is beautiful Meadowcroft.

This stunning, four-bedroom detached home is the result of a fantastic 1980s barn conversion, oozing with kerb appeal from the red-tiled roof to the attractive stone exterior. The resident's pride of their local area is

apparent as soon as you pull into the cul-de-sac, with each of the few neighbouring properties matching the style and heritage of this unspoiled conservation area.

As well as character, practicality and size is aplenty with ample private parking and a detached double garage for storage, plus a beautiful private and secluded garden to complete the outdoor space.

The current owners have sympathetically modernised the interiors throughout and in early 2022 upgraded the windows to a soft grey UPVC, while retaining the classic rural aesthetic from the outside.

Growing families seeking a peaceful location and farmhouse character will not be disappointed upon stepping through the door.

A SPACIOUS BEGINNING

Enter the home via a raised pathway from street level which leads up to the attractive front door, opening into the central hallway.

This exceptionally spacious entrance room – with high ceilings and panelling detail – leads upstairs to the mezzanine landing, and in every

other direction to the social spaces of the home on the ground floor.

Opposite the staircase you'll find the downstairs W/C which is a generous size, perfect for cloakroom storage with a wash basin and radiator.



FOR ALL SEASONS

To the left of the hallway is the beautiful lounge.

Vast in size, with enough floorspace to comfortably house an abundance of soft furnishings, yet snug and intimate thanks to the ambience created by the surroundings.

The current owners exposed the original farmhouse stone wall, coupled with beams that

add a depth and character akin to the property's characterful exterior.

With views out to the garden through French doors that are open on summer days, the multi-fuel log burner set upon a Yorkshire stone hearth and encased within the brick fireplace sets the tone for cosy winter evenings.







SOAK IN THE SUNSHINE

Wood effect flooring continues throughout the downstairs and through the hallway you'll find the next reception room – a south-facing sun trap for enjoying the garden come rain or shine.

The French doors in here are often flung open to bring the outdoors in, and this modest yet practical and versatile space has been used as an office, a sun room and an extra guest bedroom throughout the years.

“ We really will miss the house. It's in a beautiful village and offers us so much space. ”



SPACE FOR SPECIAL OCCASIONS

Follow the succession of original ceiling beams and exposed brick walls back along the hallway to find yourself in the dining room on the left.

This is a generous space that is perfect for hosting the whole family on those special occasions throughout the year, with plenty of room for an oversized table and chairs.



YOUR COUNTRY KITCHEN

Next door is the traditional farmhouse kitchen. The rustic oak design epitomises the idyllic country dream and has everything you'd expect from a home of this era and style.

Integrated appliances include a dishwasher, electric double oven and a low maintenance induction hob.

High quality black granite worktops run around the

outer and finish with a breakfast bar in the centre of the room. With enough space for four stools, this makes the perfect spot for a morning coffee or for the family to gather while dinner is being prepared.

Like the other rooms across the ground floor, a third set of French doors lead out the garden, allowing you to really appreciate and admire your outdoor space.



“ The new windows we put in have made a massive difference both reducing noise and keeping the house much warmer in the winter months. ”







SUITE DREAMS

Follow the stairs up to the first floor where you'll find the quirks and character continue. Along the landing are two low set windows and beams up ahead.

First on your right as you reach the top is the incredible master suite, sitting above the lounge and mirroring it's size. In here there's ample room for a

huge super king-sized bed, plus a sofa to lounge in the evenings.

Dual-aspect windows mirror the downstairs layout offering plenty of natural light. The fully tiled en-suite shower room boasts luxurious under floor heating, a large cubicle, WC and wash basin.





“ It feels like such a cosy bedroom even though it’s so large. ”



CHARACTER CONTINUES

Bedroom two is an extremely generous double boasting rear aspect garden views.

Although decorated with a calming and neutral colour palette, you won't be disappointed with the hints of character and charm that continue into the upstairs room – with an exposed rustic beam running across the ceiling in here.





SPACE FOR THE FAMILY

At the end of the corridor, you'll find the final two bedrooms. Both could be used as double rooms and are of a good size for a growing family.

Bedroom four is currently set up as a dressing room, but could equally be an office or a nursery, depending on your household dynamics.





A GLIMPSE OF THE BATHROOM

The traditional family bathroom is well proportioned and fully tiled for low maintenance. Comprising a classic white suite with a shower over the bath tub, WC and wash basin.







THE GREAT OUTDOORS

The wonderfully secluded south-facing garden is what attracted the current owners to the property as soon as they stepped outside.

Ultimate privacy is achieved with the original farmhouse stone walls encasing the sides, and mature trees and shrubbery bringing the space to life. Accessed through any of the French doors from the ground floor, the well-kept lawns and

patios make the perfect place to relax and dine Al Fresco while listening to the soothing sounds of wildlife and the ornamental pond.

Green fingered gardeners will love the vegetable plot and greenhouse spaces, while those with young children will be equally satisfied with the safety of this perfectly enclosed paradise.





“ It was the garden that got me when I first viewed the property – it was absolutely perfect for offering privacy and for so many months of the year we sit out here on a night enjoying the sun. ”

AREA TO EXPLORE

The North Yorkshire village of Womersley is a walker's paradise and a dog owner's dream, with its picturesque scenery and beautiful wildlife.

Among the local trails, you can explore neighbouring villages Kirk Smeaton and Walden Stubbs as well as passing the tributaries of the nearby River Swale and River Went.

Kirk Smeaton will take about 20 minutes to reach by foot. Once you get there you'll be greeted by a well-deserved pint at The Shoulder and Mutton public house. This is also the home of the nearby primary school – rated one of the best in Yorkshire - which runs a return bus daily for pupils to get to and from with ease.

For secondary education, you're spoiled for choice falling into a number of nearby catchment areas including schools in Pontefract, Selby and Doncaster.

Just outside Womersley is the locally renowned Tea Barn at Whitley which is perfect for breakfast, lunch or afternoon tea.

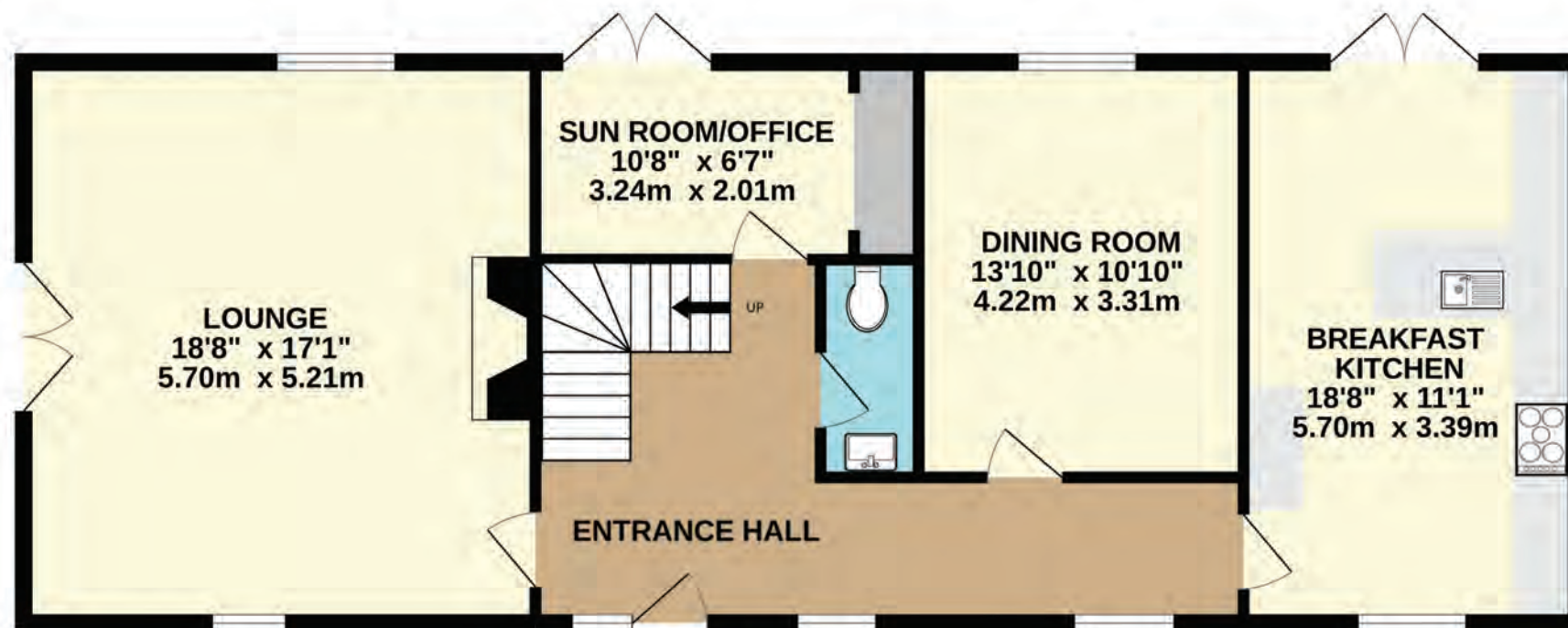
The village also hosts the Diving & Leisure facility located at Spring Lodge Lake and lovingly known as 'Blue Lagoon' owing to its stunning colour.

This rural beauty is not without escape though. For everyday essentials, you are within six miles of nearby market town Pontefract with its historic castle and an abundance of amenities including supermarkets, local shops, restaurants and bars. The cities of Leeds, York and Sheffield are all within a half-hour drive too for those moments when you want to burst out of your quiet village abode.

Floor Plans

Total Floor Area: 1915 SQ. FT. (177.9 SQ.M.)

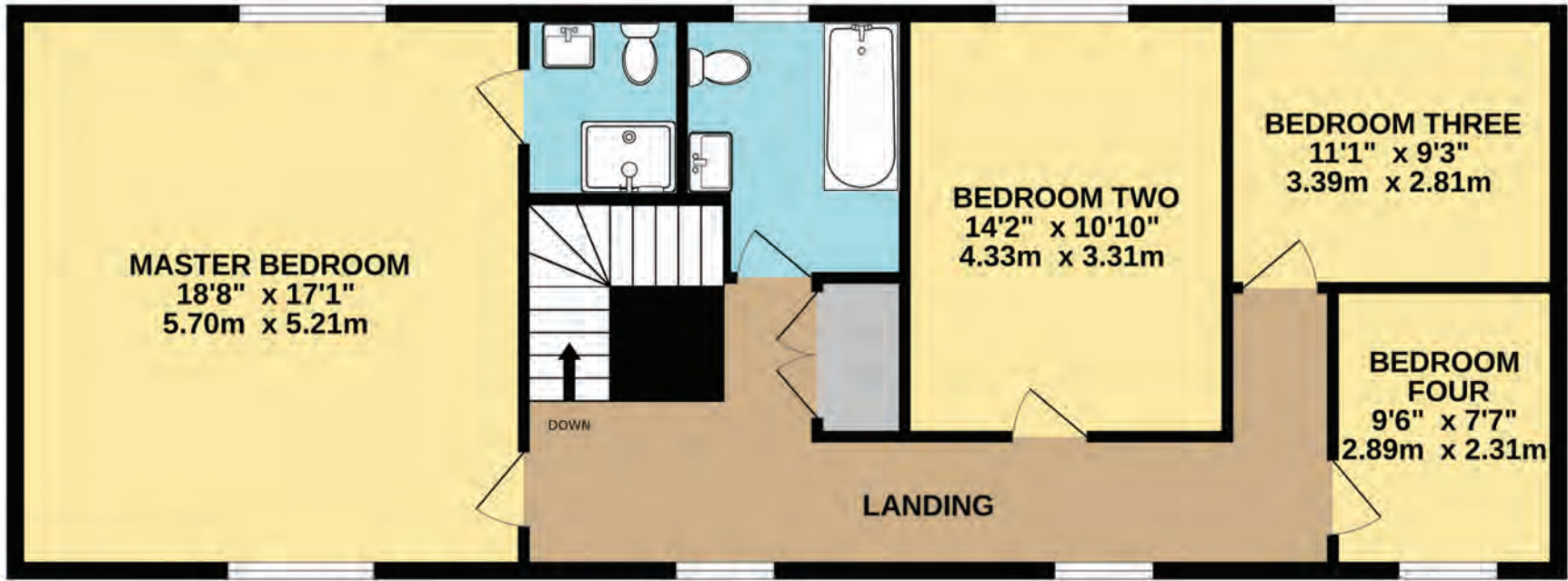
Ground Floor 960 SQ. FT. (89.2 SQ.M.) approx.



Property Features

- Four Bedroom Detached Barn Conversion
- Expansive Plot with Wrap Around Garden
- Large Lounge with Rustic Brick Fireplace and Multi-Fuel Burner
- Formal Dining Room and Sun Room/Office with Access to Garden
- Farmhouse Style Breakfast Kitchen with Recently Replaced Appliances
- Spacious Master Bedroom with Lounge Area and Modern En-Suite
- Private and Enclosed South Facing Garden with Vegetable Plot and Pond
- Additional Patio/Seating Areas Ideal for Entertaining
- Driveway and Double Garage Providing Extensive Vehicle Parking
- Sought After Village with Easy Access to Transport Links
- Freehold and Council Tax Band F

1st Floor 955 SQ. FT. (88.8 SQ.M.) approx.



Environment & Energy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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