



Quietly quirky

Located in the desirable West Yorkshire village of Darrington and built in 1989 with a stylish sandstone brick exterior and tonal window frames, this spacious four-bedroom detached home is ready to move straight in yet has bags more potential to renovate if you're looking to truly make it your own.

Immaculately presented throughout and split across three levels with an internal double garage at the front, this beautiful home is perfect for a growing family seeking a quiet location with versatile space indoors and equally appealing outdoor space. Beyond the private entrance marked with stone gateposts and electric double gates, you'll arrive onto the sweeping driveway with off-street parking for at least five vehicles. With two lawns and brick patio steps leading you to the front door, you'll notice the welcoming entrance porch is set far back from the street.



Once inside the hallway, the intrigue begins as you're greeted with a split-level staircase to go either up or down, plus double doors straight ahead that lead into the fabulous kitchen. A handy cloakroom for coat storage and a W/C can also be found before you explore the main rooms of the property.





Heart of the home

Like many homes of this size and stature, the kitchen has the ability to establish itself as the social hub for the family.

The current owners have embraced open-plan living and in 2020 removed the dividing wall between the old dining room and kitchen to create a bright and spacious multi-functional space. A dove grey shaker-style kitchen topped with white worktops and finished with wood laminate flooring with enough space for

a dining table, gives a modern yet traditional country cottage feel to the space. The sophisticated design of the units offer a built-in oven and microwave, generous wine rack and glass cupboards to show off the crystal with low level lighting underneath to create a warm ambience at night.

An added bonus to this practical space is the utility room concealed behind an internal door with additional access door to the garden

which ensures the laundry and ironing can be kept separate from the social spaces.

Offering some distinction between the zones is the breakfast bar housing an electric induction hob that extends into the centre of the room for friends and family to perch. After dinner, step aside to the carpeted family area which looks out to the garden and leads onto the patio through wide double doors to maximise the views.



Sweet dreams

Completing the ground floor is the master suite nestled at the end of the entrance hallway.

This tranquil space – being the only

bedroom on this floor – feels secluded and separate. With soft carpets, wall light features and ample floor space for a king-size bed plus free-standing furniture,

it's ready to move right in. Through the alcove is a convenient walk-in dressing room, complete with fitted mirrored wardrobes.





“ The master feels like it’s tucked away and is really separate; I love how private it feels. ”





Room with a view

The layout of this home and the carefully considered living spaces offer an unrivalled glimpse into semi-rural living.

Located unconventionally upstairs, the first-floor position of the dual-aspect lounge means you get to enjoy a panoramic trajectory over the outdoor space and the green fields beyond.

The French doors at the centre pour out onto the raised wooden decking at the head of the garden, so in summer – or winter with the addition of a

fire-pit heater – you really can bring the outdoors in and relax surrounded by nature. In the room itself, a classic stone fireplace surrounds a modern gas fire although the eagle-eyed among us will notice the chimney breast back from the days when there was originally a coal fire in situ. Luxury new carpets were laid underfoot in 2022, along with the rest of the upstairs. The footprint in this room is so vast that there is versatility for many different furniture configurations and enough space to host even the largest of families at Christmas.



Sleek and stone washed

Next to the lounge you'll find the home's high-spec family bathroom.

Tiled floor to ceiling in a tonal neutral stone finish, a fresh white Villeroy & Boch suite comprising a corner shower cubicle, built in bathtub, wall-mounted floating basin and modern W/C are all finished with chic chrome fittings. A heated towel rail, mirrored cupboard and ceiling spotlights finish off this effortless luxury space.



Take your pick

Completing the upstairs are two generously sized double bedrooms facing the front of the property.

One is currently being utilised as an office to suit the current owner's home working schedule but the spaces are versatile blank canvases and could be set up for any purpose – sleep, work or play.





More than meets the eye

The final hidden gem at this property comes in the form of the lower ground floor.

Step down a few stairs from the entrance hallway to find a sizable space that is filled with potential.

The main room, which is as large as the master suite, is currently set up as a professional home gym for some inspiration of how this could be filled. However, this whole floor with a bit of imagination would make a perfect self-

contained living space thanks to the bathroom and utility room next door. The utility area would be easy to make into a kitchen. It is clean, modern and already serviceable – fitted with lino flooring and cupboards along with its own side access out to the garden.

A fully functional bathroom next door, which is complete with W/C, white bathtub and hand basin completes the practical tick list to dedicate this space to an older relative or perhaps a teenager seeking some independence and privacy.



Perfect for the party

Bundles of space awaits in the cleverly designed garden which offers ultimate privacy and is just waiting for a new lease of life to continue the frivolity and family fun that it's seen over the last two decades.

Access to the rear of the property is easy from either side of the house as well as through the two sets of French doors from the kitchen and the lounge, so there really will be no encouragement required to pop your head outside when the sun is shining, light the BBQ and turn on the music.

The wooden decking naturally takes centre stage and is the perfect place to host a large dining table; while down the stairs there's an additional paved patio area which is perfect for lounging.

The generous lawn eventually reaches the sweeping fields behind which are owned by a local family of farmers and are only really accessed by those who reside in the homes running along its perimeter. These fields are a great place to start the day with a walk into the woods.



“ There are lots of different places to sit and pockets of your friends can congregate as they wish. It's perfect for a party; sitting out with a glass of wine is a real pleasure. ”





There's fun to be had across every season. When the snow falls, the incline of the lawn is perfect for sledging and, in the summer, an abundance of ripe apples will fall from the tree in the centre – believed to be the last remaining on the land which used to be the Darrington orchard. It is because of this that the current owner looks after the tree "like family".

You'll see from the mature vegetable plot that this isn't the only home produce on offer in this garden and, with space for a shed and a greenhouse, there's a little bit of something for everyone in the family.



AREA TO EXPLORE

The residents of Darrington really do benefit from the best of both worlds.

On a day-to-day basis you'll enjoy a quiet and peaceful village lifestyle with all the key amenities within walking distance.

There are two renowned pubs including a highly rated bistro 'The Spread at Darrington' and a handy village store.

The nearest town is Pontefract which offers a choice of supermarkets and high street shops as well as restaurants, pubs and excellent public transport links. Also here is New College, regarded as one of the best locations for higher education in the country.

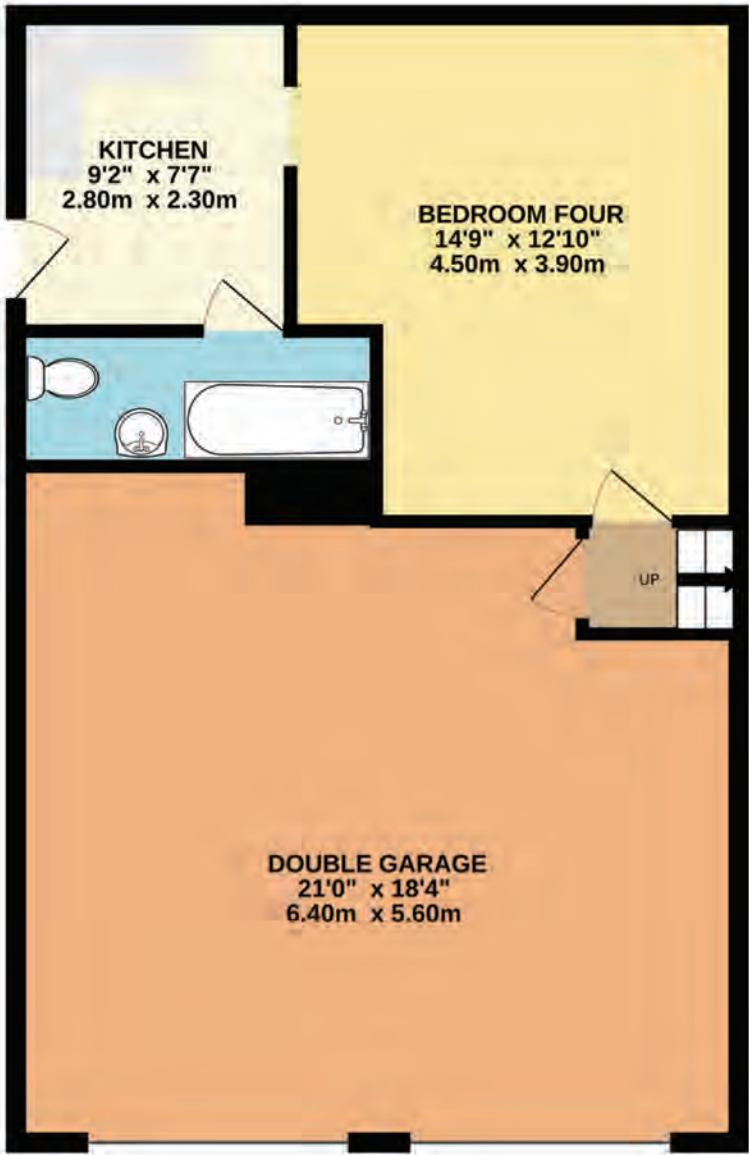
Wider education options include the village primary school and the well-regarded private Queen Elizabeth grammar school and Ackworth School.

For families who need to travel, whether it be for work or pleasure, the motorway links from Darrington are outstanding with the A1, M1 and M62 all within close range.

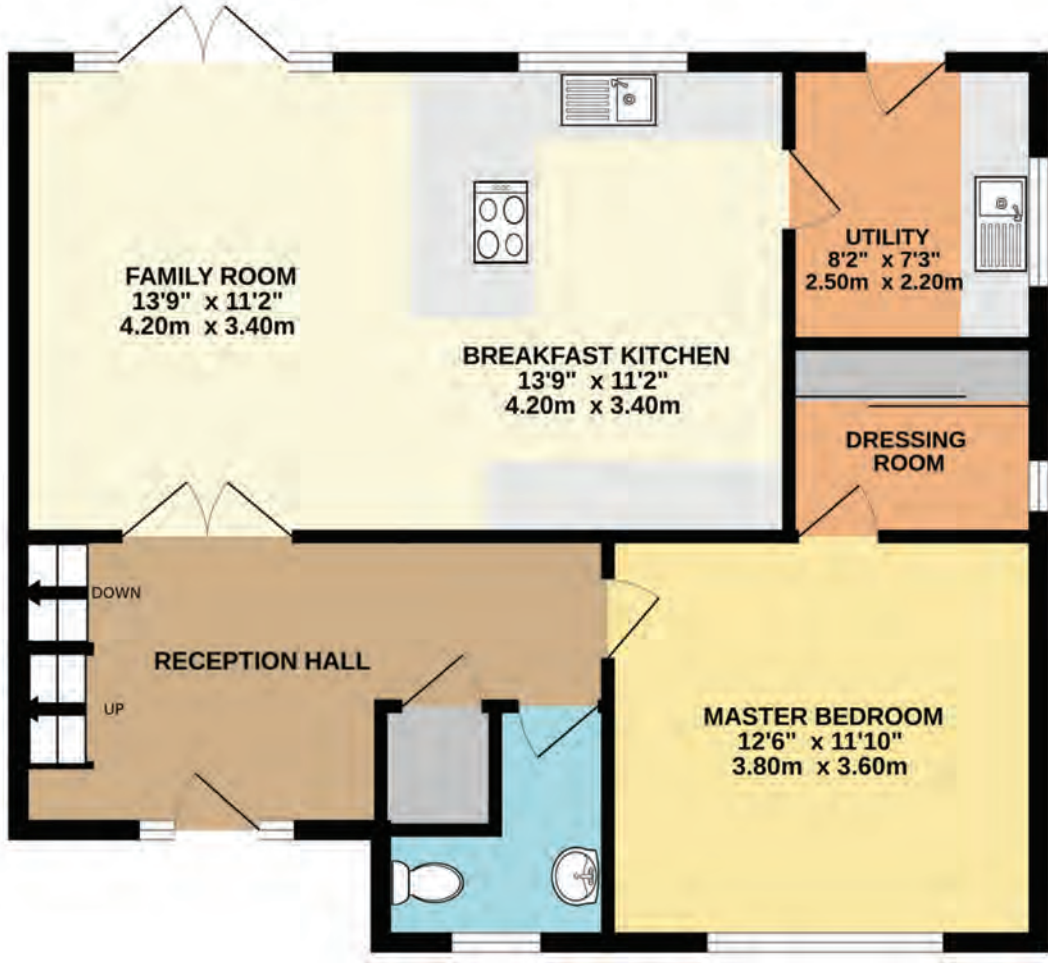
This makes travelling to places such as Leeds, York, Wakefield, Sheffield and Manchester a breeze.

Floor Plans

Total Floor Area 2085 sq.ft (67.2 sq.m.) approx.



Lower Ground Floor 682 sq.ft. (63.3 sq.m.) approx.

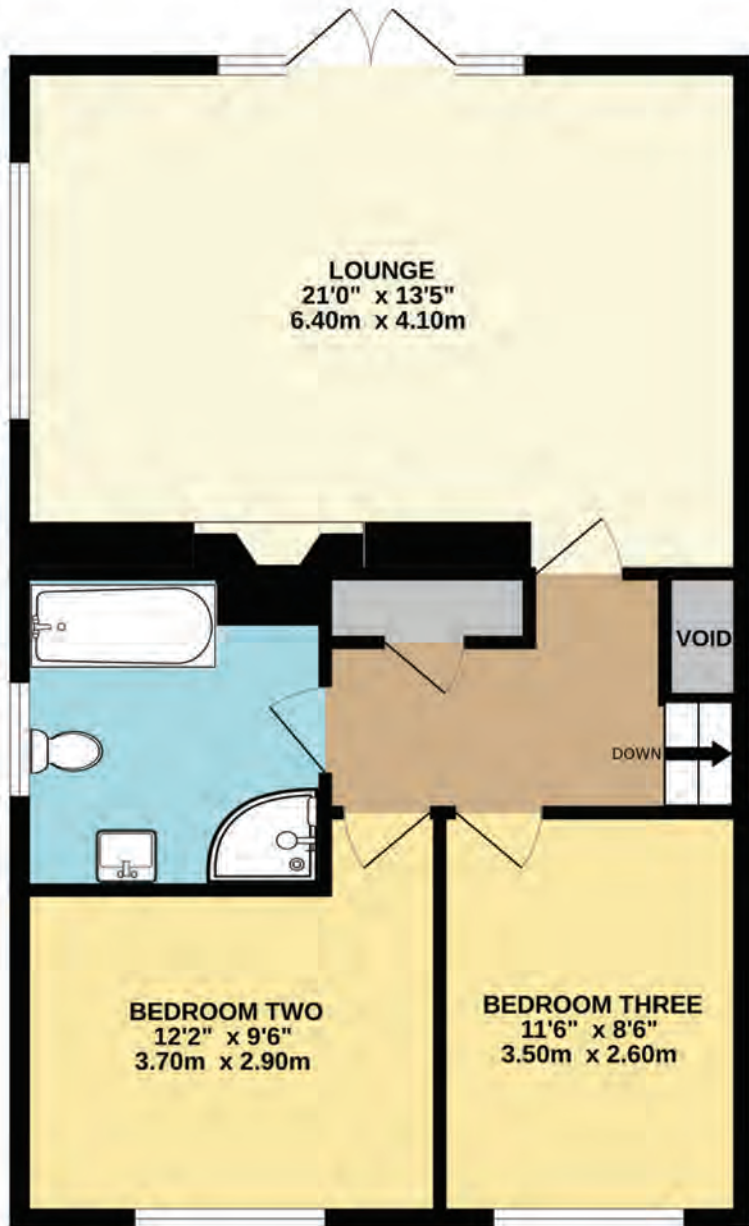


Ground Floor 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Property Features

- Four Bedroom Detached
- Expansive Property in Highly Sought After Area
- Living Space Over Three Floors
- Spacious Breakfast Kitchen Through Family Room with Utility
- Large Lounge with French Doors Leading Out to Decking Area
- Master Bedroom with Access to Dressing Room
- Self-Contained Kitchen, Bedroom and Bathroom to Lower Ground Floor
- Well-Maintained Gardens with Vegetable Plot and Open Fields to Rear
- Large Driveway and Double Garage for Multiple Vehicle Parking
- Close to Town Centre, Motorways and Public Transport Links
- Freehold and Council Tax Band F



Upper Ground Floor 680 sq.ft. (63.2 sq.m.) approx.

Environment & Energy

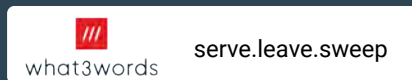
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Linleys, 27 Valley Road, Darrington, West Yorkshire, WF8 3BT



Enfields Luxe
1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire WF8 1BN



To View Linleys
☎ 01977 802477
✉ team@enfieldsluxe.co.uk