





Attention to detail inside and out

Modern living paired with quiet semi-rural village life may well be the blend you're looking for – and we're pleased to offer this exact combination at The Cottage in Little Smeaton.

Built from scratch a little over a decade ago, this three-bedroom detached family home in its desirable North Yorkshire location has been designed with care,

and lovingly maintained to preserve immaculate presentation.

It's now ready for new owners to reside.

What may strike you first as you pull up outside is the stunningly landscaped front garden sunken below ground level.

Behind the boundary garden wall, you'll find neat block paving and pockets of

pebbles surrounding hardy shrubs, exciting textured plants including an Acer tree, two hydrangeas and interesting conifer topiary. This sets the tone for the home ahead which has been curated with style throughout.

Energy efficiency and sustainability have also been at the forefront of the design process with the inclusion of an air source heat pump to assist with reducing the bills.



“ We’ve had passers by asking if they can take pictures of our front garden so that they can try to replicate it. ”



Open plan to the outdoors

As the front door opens, your eyes will immediately be drawn to the incredible open-plan living space and its view through bi-fold doors out to the garden.

While the spacious entrance hallway is not insignificant, this home has been designed with the architect's vision of creating a seamless passage through to the heart of the home. Spanning almost ten metres, the contemporary-designed kitchen, dining area and lounge flow effortlessly together to offer an incredible space for hosting. Occupying almost all of the home's ground-floor footprint, the space is perfect for those who love to entertain in style.





Chic and practical polished floor tiles with underfloor heating – which is a feature afforded throughout the home – and an understated monochrome colour palette will suit all tastes. An oversized central island hosts space for four to sit and a large induction hob sits upon the quartz worktop for cooking up a storm. Space in the kitchen has been maximised with wall-mounted integrated ovens surrounded by full-length units giving plenty of storage. Integrated hi-spec Miele appliances are also concealed behind the charcoal cupboards. Low-level feature lighting punctuates the dining area with space for a large table before you come to the lounge with panoramic views of the rear garden. When it is time to entertain, just slide open the bi-fold doors and bring the outdoors in.





Peace and tranquility

The current owners have designed the garden with two important factors as their focus: low maintenance and ultimate privacy.

An artificial evergreen lawn sits between two good-sized patio areas for outdoor seating – both of which are shielded with a lush green hedge to retain that peaceful seclusion when you head out in the warmer months.

On sunny days, you can rarely hear anything but birdsong from the local visitors – blue tits, collared doves and greenfinches, who are spotted regularly from the high windows in the lounge.





Geared up for guests

You'll have noticed at the far end of the garden, a brilliant single-storey annex nestled behind the stone gabion walls and second patio.

Often used as a second entertaining space on BBQ days, the showstopper of this feature outdoor area has to be the quirky wood burner which was built as part of a lockdown project to maximise the outdoor living area.

The interior space is neatly divided into three rooms to allow for a fourth bedroom and adjoining sitting room as well as boasting its own private en-suite shower room.

Its versatility is endless although a dedicated guest suite or separate living quarters for older relatives springs to mind first.

This part of the home has been finished to the same high standard and spec as the main property and also offers direct access out to the drive and garage at the rear of the boundary.



“ Lots of our guests request to sleep down here. It's so convenient when we have a house full. ”





Practicality in proportion

Although it's likely you'll have been completely wowed by all you've seen so far, you must pop your head round the door of the sizable utility room with its side access door, and the nearby cloak cupboard before you head upstairs for a peek at the bedrooms.

These practical spaces allow unwanted clutter to be stored and laundry appliances to be tucked neatly away meaning the open-plan living area can breathe as the social hub of the home in all its glory. Between these, you'll find a smart tiled downstairs WC to complete the lower-level living.

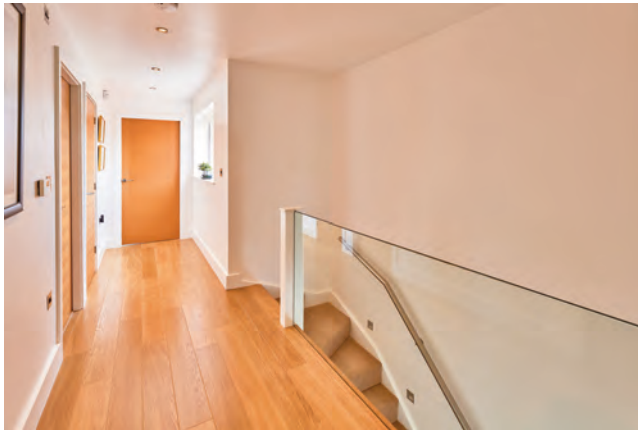


South-facing views

With a chrome handrail to your right and a glass balustrade to your left, the minimalist staircase continues the modern theme from the ground floor up to the first.

Wooden laminate flooring with underfloor heating then flows seamlessly from the landing and throughout the bedrooms. At the end of the landing, you'll find the south-facing master suite which gives a view over the rear garden through a set of sliding doors and Juliette balcony.

You'll not only enjoy the views, but the feeling of fresh air and the peaceful village sounds when you open these up on summer evenings. It's an unrivaled moment.



Unlike traditional en-suites, the one hidden in here is as large as many families' main bathrooms, featuring both a walk-in shower and built-in tiled bathtub to choose from.

The master bedroom also offers a walk-in wardrobe which is so ample in size that the current owners have decided to double it up as an office space to work from home. But if you wish to use this space exclusively for your shoes, handbags and clothing, it'll be a splendid space to get ready in the mornings.





Contemporary chrome

The bathrooms throughout the home were designed together by the same company, so the style and high specification offers continuity of the aesthetics and quality.

The family bathroom with a cool and contemporary charcoal colour palette comprises a generous rounded tub, separate shower cubicle and a wall-mounted toilet and vanity unit holding a generous wash basin.

Slate-effect floor tiles complement the design of the detailed wall tiles, with chrome fittings including a heated towel rail.

Ceiling spotlights and an illuminated mirror above the sink finish this spotless space to perfection.



Doubles as standard

The second and third double bedrooms complete the top floor of the property and impressively are both almost equal in size to the master in terms of the sleeping area footprint.

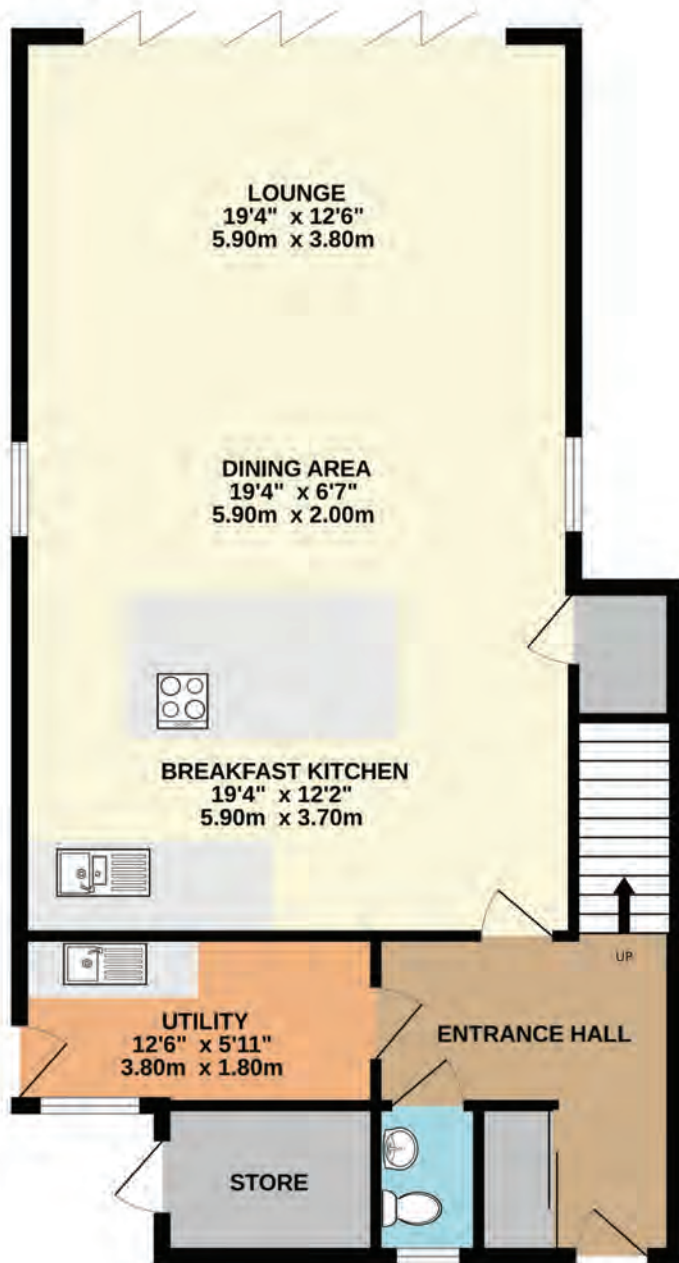
The second bedroom does come with the added benefit of an en-suite shower room and built-in wardrobes for convenience – meaning that there’s a bathroom on this floor for each bedroom. Both have neutral decor and are immaculately presented along with plenty of natural light, ready to move straight in.



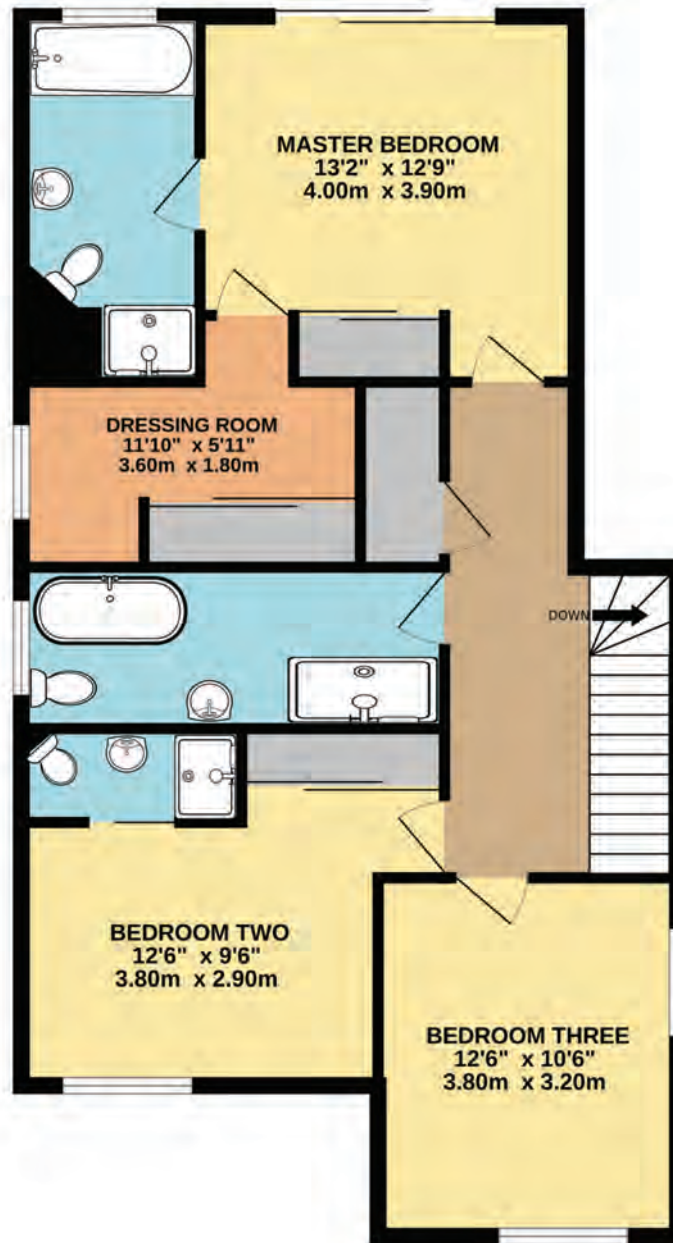


Floor Plans

Total Floor Area 2009 sq.ft. (186.6 sq.m.) approx.



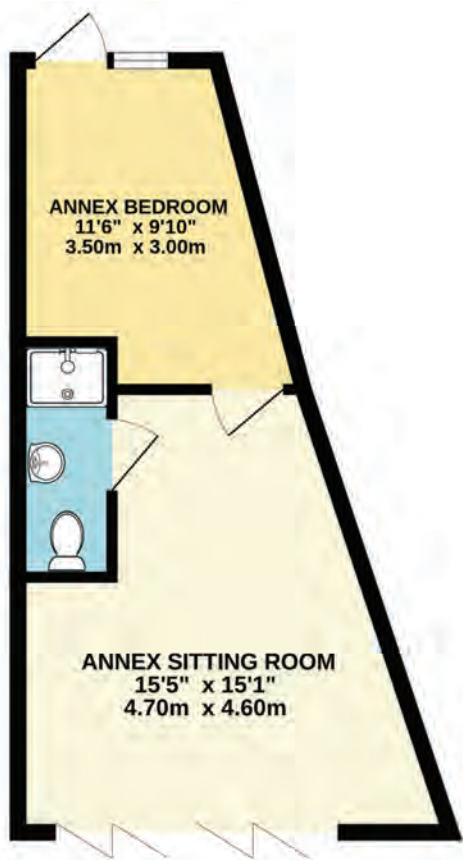
Ground Floor 882 sq.ft. (82.0 sq.m.) approx.



1st Floor 835 sq.ft. (77.6 sq.m.) approx.

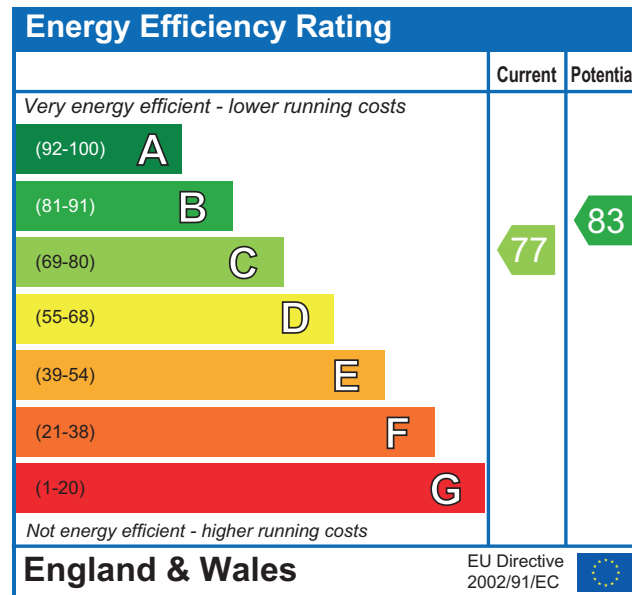
Property Features

- Three Double Bedroom Detached
- Energy Efficient Home with Air Source Heating
- Open Plan Breakfast Kitchen, Dining Area and Lounge
- Large Utility Room and Downstairs W/C
- Master Bedroom with Dressing Room and En-Suite
- Modern Four Piece Family Bathroom and En-Suite to Bedroom Two
- Secluded Gardens with Two Patio Areas to Rear and Feature Log Burner
- Detached Annex with Sitting Room, Bedroom and Shower Room
- Driveway and Garage for Multiple Vehicle Parking
- Sought After Rural Village Location and Ideal Position for Commuting
- Freehold and Council Tax Band E



Annex 291 sq.ft. (27.1 sq.m.) approx.

Environment & Energy



AREA TO EXPLORE

If you're in the market for a traditional, pretty Yorkshire village, we'd be surprised if Little Smeaton hasn't already made it onto the shortlist.

Charming country life, close to the River Went and Brockdale Woods. There is no shortage of beautiful woodland and stunning scenery. But this beautiful seclusion doesn't come at the expense of village amenities.

The highly rated Shoulder of Mutton, located in the sister village of Kirk Smeaton, is a proper old-fashioned village pub which plays a central role at the heart of the community. It offers the perfect place to catch up with your fellow villagers over a cold, crisp pint or glass of wine.

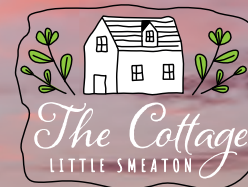
Opposite here is also a small post office which stocks enough everyday essentials to avoid travel to larger nearby towns, freeing up more time to relax in your fantastic new surroundings.

The village primary school comes with an excellent reputation and there's a choice of nearby secondary schools as well as the established Quaker School offering a private option just a few miles away in Ackworth.

Other nearby villages include Wentbridge, home to the Wentbridge House Hotel and a great calling point for afternoon tea as well as the highly rated Blue Smoke Artisan Pizza Restaurant.

Adding to this you're a stone's throw from the A1 linking you to the wider motorway network to connect you in all directions of the compass so it's fair to say you're in an excellent spot here.

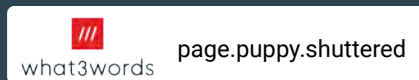
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



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