



Morning Field View & Cottage
— THORPE AUDLIN —



Beyond compare

Every once in a while something comes onto the market which quite simply blows everyone away – and this luxurious duo of properties in the beautiful rural village of Thorpe Audlin most certainly falls into this category.

Morning Field View & Cottage offers a unique opportunity to enjoy the trappings of a magnificent lifestyle which will be the envy of all around you.

As you approach up the long driveway, you'll fall in love with the idea of making this cluster of properties and abundance of land your own.

Sitting in picturesque countryside and boasting approximately 2.5 acres of land in all, the properties include a six-bedroom rural cottage and modern three-bedroom bungalow.

The entire package is waiting for you to make your forever memories.



Morning Field View

Converted less than a decade ago, the bungalow named Morning Field View is the perfect addition to the cottage it sits proudly beside.

This spacious three-bedroom bungalow offers a modern and fully accessible space convenient for disabled living.

It's absolutely ideal for family or guests who want to stay close by while still enjoying the benefits of their own space away from the hustle and bustle of the main home.

Equally, there's an opportunity to use this accommodation as a luxurious independent guest home or to rent out as a holiday retreat for people visiting the local area.



“ The views are far and wide. On a clear day, you can see as far as Emley Moor which is around 14 miles away. ”



Step inside

This unique, quirky property offers immaculate curb appeal from the outside in.

Walk through a broad, glass-panelled archway door where an expansive hallway awaits.

You have immediate easy access to the cloak room and study, which has

plenty of room for a large desk and numerous storage shelves to make remote home working a breeze.

With its stylish open design, you'll not be surprised to know that this property is perfect for a party, featuring an inbuilt LED colour-changing light box on the wall that really creates the perfect atmosphere.





Light & open living

Walk through the beautiful oak double doors to a modern, open-plan living space.

Whether you decide to play chef, enjoy your daily dining or just sit and relax, you'll be drenched in daylight in a glorious living space complete with four skylights overhead and two sets of tall arch windows.



Bright & airy

The neutral light décor adds to this airy feel and the tiled floor benefits from underfloor heating, ensuring added comfort is achieved throughout.

The u-shaped kitchen is tucked away in the corner and comes complete with a large built-in fridge, electric induction hob and a versatile breakfast bar.

The countryside views from the patio doors leading out to the raised flagged area are unbeatable.

The owners have done a marvellous job in creating an open-plan room which fulfils all your needs without compromising on style or functionality.

A separate utility room stores the washing machine, tumble dryer and additional cupboards to ensure the living space never feels cluttered.



Sleep and soak

All three double bedrooms are a fantastic size and neutrally decorated with cosy Berber style carpets.

The second bedroom benefits from a large walk-in wardrobe, while the master comes complete with an en-suite wet room which has been recently upgraded in full.

Fully tiled with an easily accessible shower - this is a fantastic addition, particularly for any guest with mobility issues.

The family bathroom is tastefully decorated with a power shower over the bath tub.



Morning Field Cottage

Step inside

Morning Field Cottage was converted around the year 2000 from the cattery family business to take shape as it stands today – a cosy six-bedroom home with massive potential.

You'll notice from the floorplan that unusually there are two separate kitchens – one at each end of the ground floor – meaning that if desired, the property could be converted into two homes in their own right.



360 views

There are six rooms on the ground floor in total and what is particularly striking about them is that they all benefit from dual-aspect windows; which means you'll be spoiled by the surrounding sights of beautiful countryside during every spare moment.

Two spacious reception rooms are each served by wooden staircases, with space for you to create some unique sitting areas.

One of them has a light wooden floor and is set up with a dining table, while the other has orange-brick tiled flooring.

A large ground floor sitting room is a highlight of the home, complete with wooden flooring and a stone-effect fireplace to create a cosy ambience for those cold winter nights.



“ The fires are amazing in winter when you want to feel cosy and in your own little world. ”



Sit and enjoy

The top floor of the cottage has a long sweeping hallway stretching the length of the entire house.

The owners have again taken the opportunity to ensure the views are not wasted building a double seat, providing a great vantage point for the natural outside beauty.

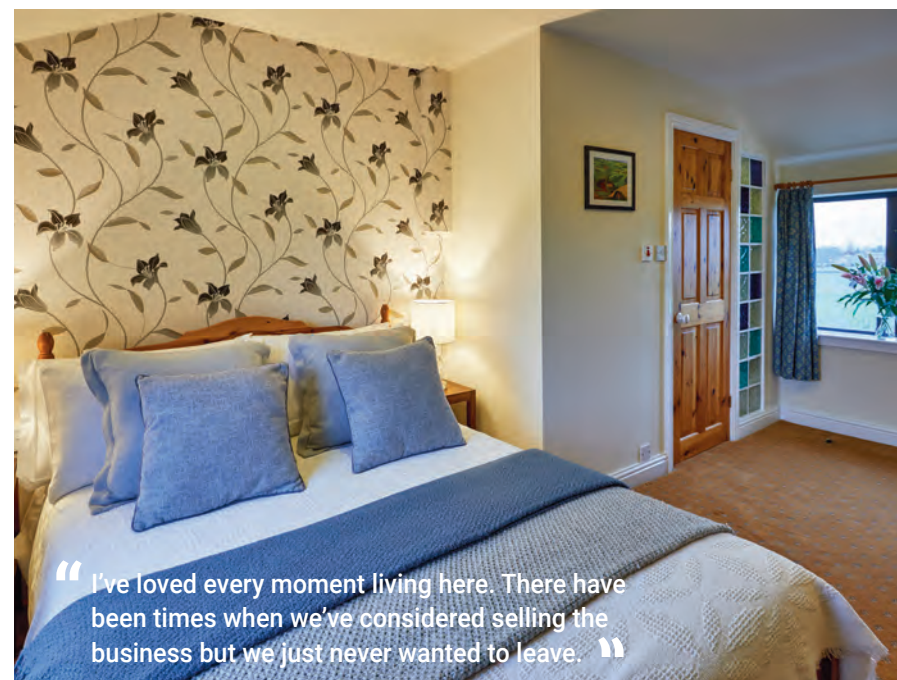
The floor has seven rooms in total with a double bedroom at each end, one of which offers an en-suite.

In between, there's an upstairs sitting room, two further bedrooms with one set up with bunkbeds for the younger generation to enjoy, an office space and family bathroom. There's a real mix of spaces here, offering everything you need.

Attached to the far end of the cottage is a 70-foot long barn which gives this duo of rural properties a fine space for extensive storage.

Between the barn and the kitchen is a large utility space complete with prep area, bathroom, shower room and WC.

This creates the feeling of a segregated outbuilding, meaning if you choose to use the vast land for any animals you can use these areas to keep this contained and away from the homely cottage.



“ I've loved every moment living here. There have been times when we've considered selling the business but we just never wanted to leave. ”

Outstanding potential

Purchasers could consider the opportunity if they wish to run a holiday home business on site and use the buildings to rent out on short term lets, or equally for large extended families to live in close proximity.

To the front of the cottage is an immaculately kept round lawn area.

This hosts a pretty pergola and a Christmas tree all year round, which is ready to twinkle and shine when the festive season sets in.

This grassed area is surrounded by a circular driveway which acts as a really nice feature for you and your visitors to easily arrive or vacate without the hassle of moving vehicles.



Ready for your own stamp

Countryside character is in abundance here, with the décor generally very neutral and classic throughout.

“ The amount of land is just amazing. Down the years, we’ve had horses, sheep, calves and goats. It’s a registered small holding so there are great opportunities on offer. ”



Explore the area

Set in the picturesque hamlet of Thorpe Audlin, this exclusive set of properties offer a dreamy countryside style of living.

Nestling in beautiful surroundings, its grounds border yet even more sweeping fields to give you so much peace and quiet you'll be able to float away into your own little world.

Despite this idyllic setup, you are still situated within a few miles of links to major motorways such as the A1 and M62.

As a result, this private home gives you all the perks that come from remote living while still boasting great transport links for an easy commute or school run.

Within Thorpe Audlin itself, the go-to pub is the Fox & Hounds.

This offers a warm and relaxing dining experience with many British pub classics as well as more creative seasonal specials.

The nearby town of Pontefract is within close distance. Here you will be greeted with an eclectic mix of shops, restaurants, supermarkets and attractions.

If you're looking for family days out, 18th century manor house Nostell Priory is close by and the scenic area of Brockdale Nature Reserve is right on your doorstep too, offering a wealth of beautiful walks and wildlife habitats.

Slightly further afield, culture lovers will be drawn to The Yorkshire Sculpture Park and the delights of The Hepworth Gallery.

FLOOR PLAN

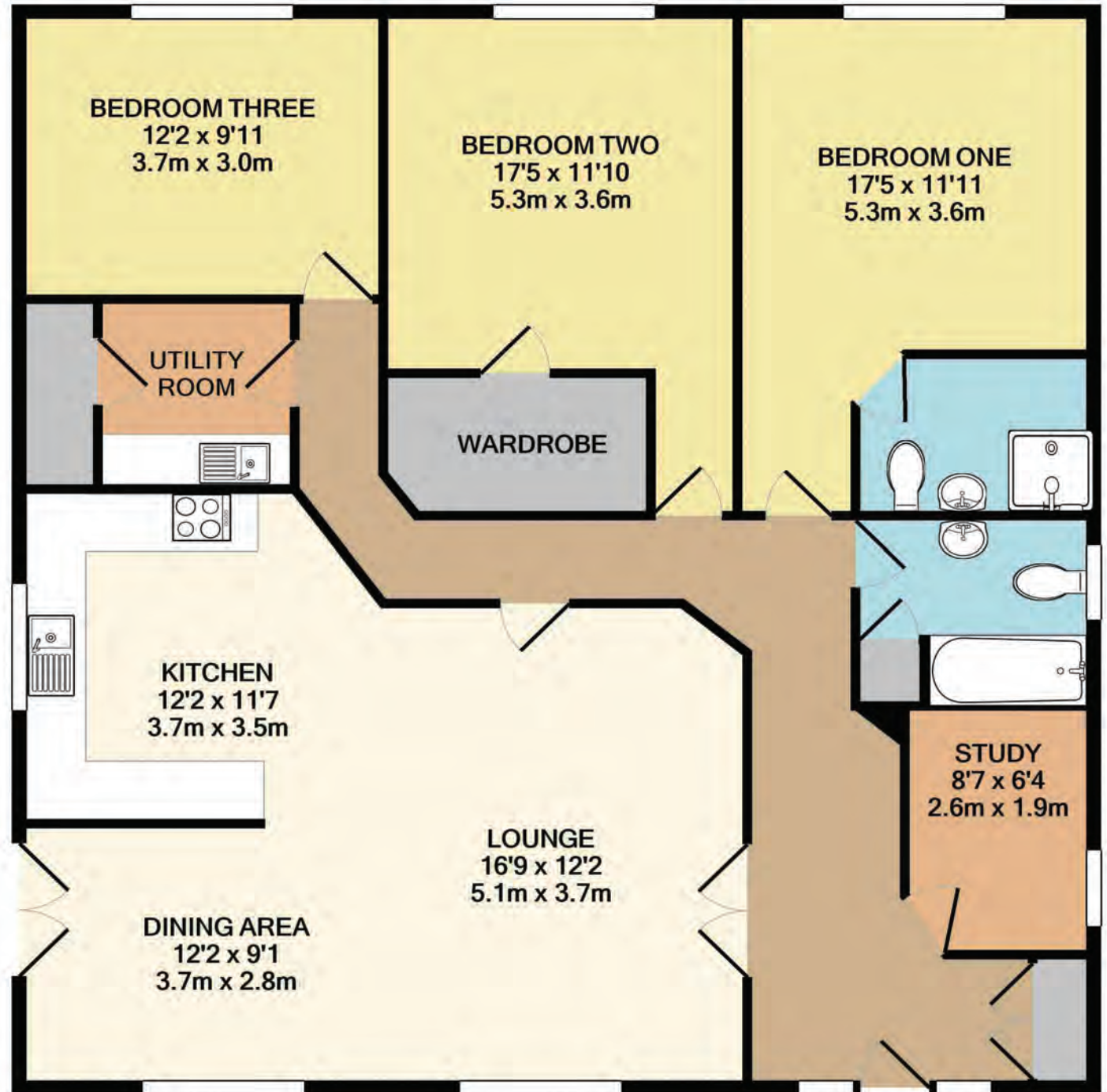
Morning Field View

Property Features

- Three Bedroom Bungalow
- Open Plan Kitchen and Dining Area
- Large Lounge
- En-Suite to Master Bedroom
- Wheelchair Access Throughout
- Potential for Second En-Suite

Environment & Energy

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

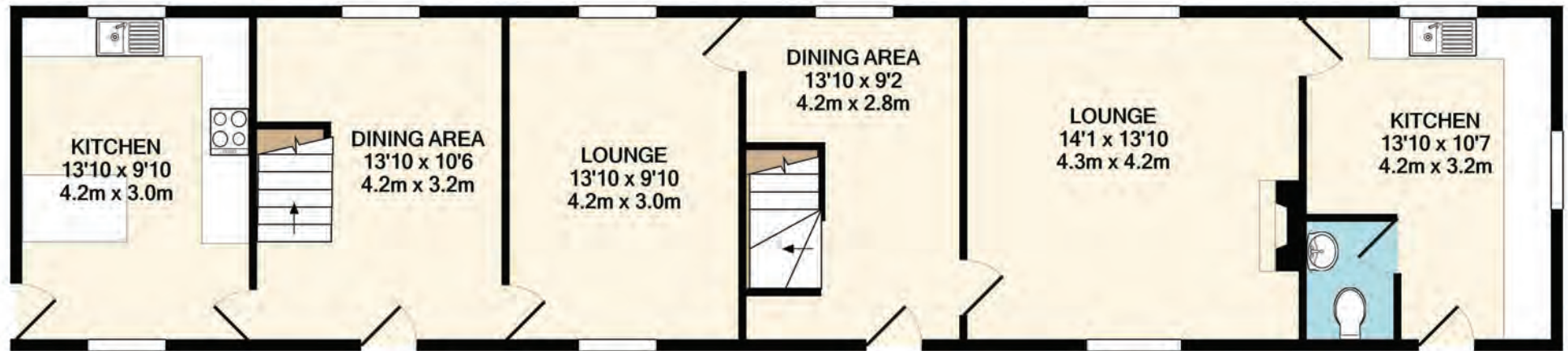


Total Approx. Floor Area 1331 SQ. FT. (123.6 SQ.M.)

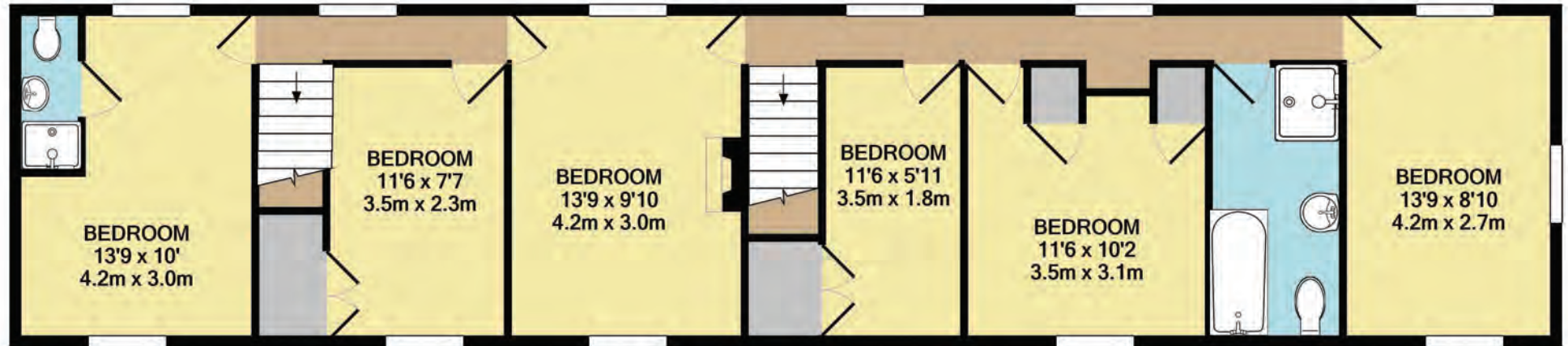
FLOOR PLAN

Total Approx. Floor Area 1765 SQ. FT. (164.0 SQ.M.)

Morning Field Cottage



Ground Floor Approx. Floor Area 885 SQ. FT. (82.2 SQ.M.)

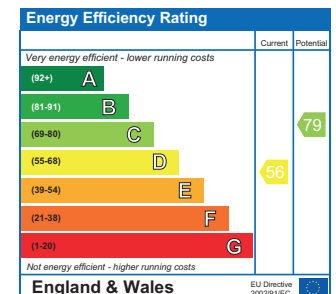


1st Floor Approx. Floor Area 880 SQ. FT. (81.8 SQ.M.)

Property Features

- Currently Six Bedroom Cottage
- Possibly Split into Two, Three Bedroom Cottages
- Potential Commercial or Residential Letting
- Possible Airbnb Income
- Well Presented Throughout
- Open Countryside Views

Environment & Energy



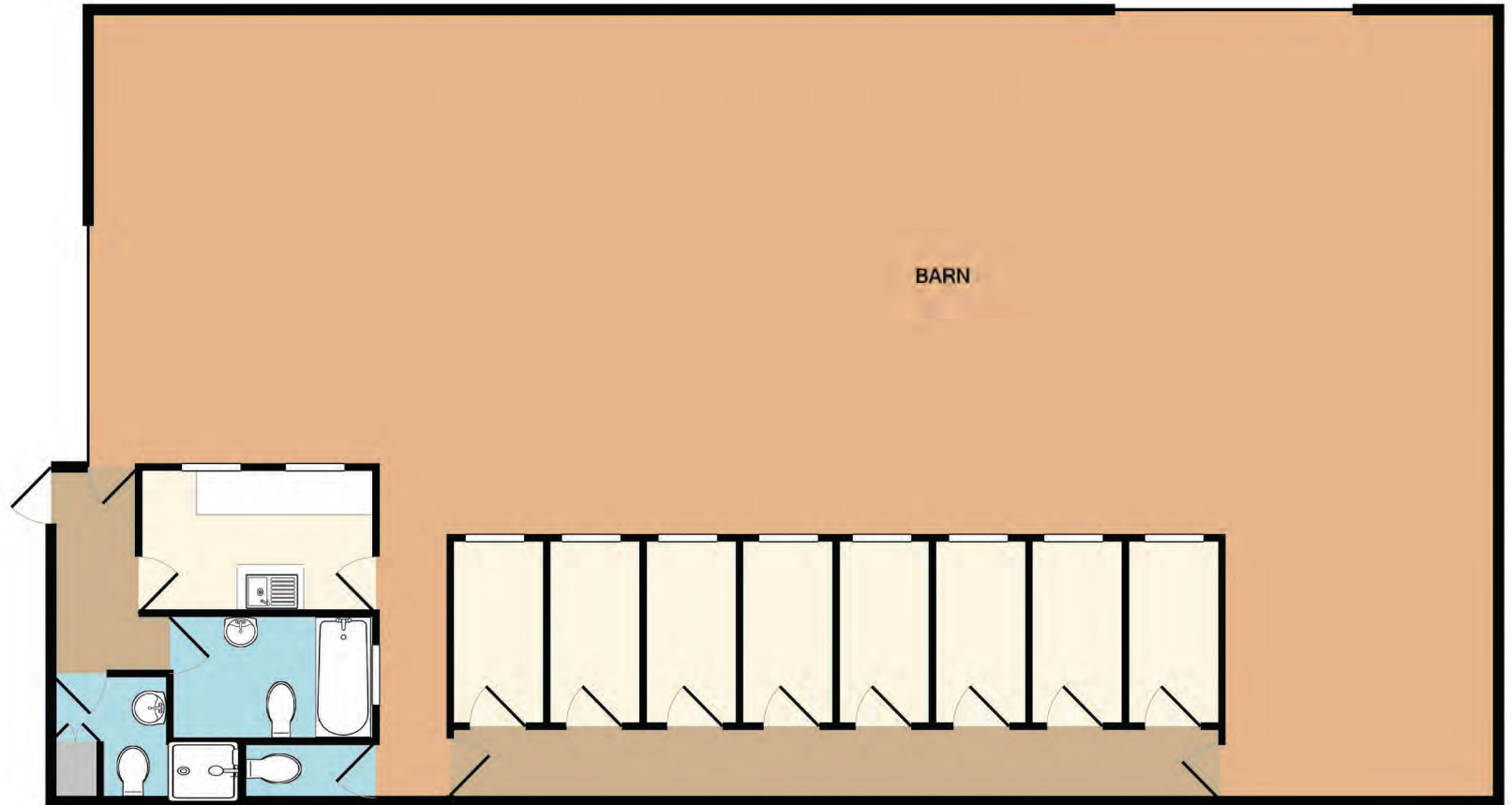
FLOOR PLAN

Total Approx. Floor Area 2175 SQ. FT. (202.0 SQ.M.)

The Barn

Barn Features

- Previously used as a Cattery
- Eight Brick Built High Spec Kennels
- Space for Internal Equestrian Stables
- Office Block
- Bathroom, Shower Room and Separate W/C
- Multiple Business Use Options



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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