



est.



1820

# THE MANOR HOUSE

WRIGHTS LANE



The Manor House is a spectacular example of a classic double-fronted Georgian property, however what you see before you has been quite the passion project, being lovingly restored and brought back to life after lying dormant for many years.

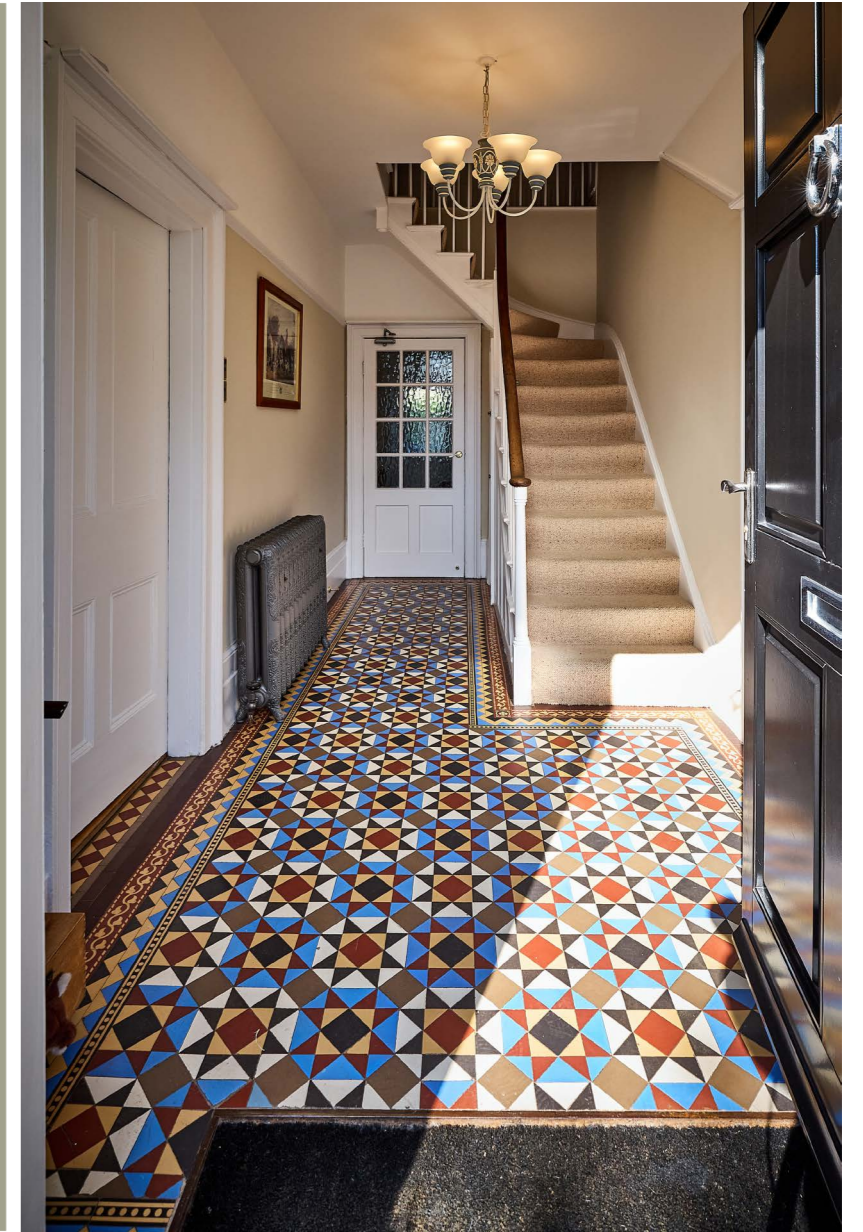




## A GEORGIAN RENAISSANCE

Dating back to 1820, the traditional charm and heritage of The Manor House has been retained despite the renovation throughout the footprint of the home. So those seeking character and period features will be delighted to find high ceilings, feature fireplaces and well-proportioned rooms as standard. Inside this transformed family home, you'll find versatile spaces including four reception rooms and six bedrooms, including two with their own en suites. The allure begins the moment you arrive at the wrought iron electric gates and catch a glimpse of the stone built residence adorned with climbing florals – a combination oozing with picture-perfect curb appeal. With an expansive gravel driveway for ample off-street parking, landscaped grounds plus a private rear garden, there's plenty on offer to explore and enjoy as a growing family. The wow factor continues as you head inside through the traditional central front door which opens into a striking entrance hallway. The tall ceilings with picture rail detail and attractive interior woodwork will continue cohesively throughout. Victorian-style mosaic tiles pave the way past the winder staircase and bold antique column radiators, through to the breakfast kitchen at the rear of the property.

*"It's been a massive project – a lot of hard work. It's all been worthwhile for the final result."*





## REGAL ROOMS

Head to the front of the property where you'll find the dining room and lounge at either side of the staircase - two very regal spaces that are symmetrical in size and orientation as is typical of a double-fronted property of this era. The tall ceilings really come into their own, coupled with detailed wooden panelling and characterful window shutters maximising on the height and grandeur.





The dining room features oak engineered flooring, a grand marble fireplace housing an multi-fuel cast iron stove and double chandeliers hanging from the ceiling roses. The lounge offers a traditional sitting room aesthetic with a central cast iron fireplace and dual-aspect windows that flood the area with natural light all day long. Due to the generous proportions and position on the floor plan, this exquisite pair of reception rooms are completely versatile and interchangeable to suit your family dynamics.

*“I was brought up in houses with lots of character so there’s a comfort to it and something we really love.”*



The original and quirky charm has been retained to perfection from the beams overhead to the unique cast iron fire range which really comes into its own in winter. A Rangemaster cooker with a gas stove has been added for modern practicality and throughout the room you'll find other integrated appliances plus a double sink within the breakfast bar.



With a large window plus rear access door to the garden allowing plenty of natural light, this charming open space makes the perfect spot to gather with the family each morning before the working day begins.



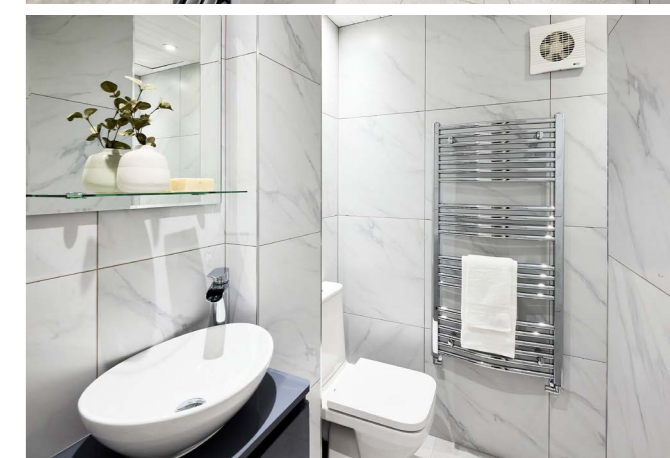
A STUNNING  
SPACE



## MODERN MEETS TRADITIONAL

Step across to the snug room after you've passed the handy pantry storage on the right and the stylish refurbished wet room on the left which is fully tiled in marble effect and finished with chrome, featuring a convenient ground floor shower and W/C. The snug provides all you need for cosy home comforts. Complete with a traditional carpet underfoot and a cast iron log burner set upon a slate hearth under an oak mantel, it's easy to settle down in front of the TV or curl up with a book in peace. In the corner of the room, you'll notice the slope of the ceiling where in a past century the signs of a second staircase remain that once led up to the servant's quarters.

*"We've always had the character of the property front of mind, but the modern touches are important to us."*





## A GRAND MASTER SUITE

As you ascend upstairs along the oak banister to the first floor, the theme of spacious living areas with charm and character continues starting on the gallery landing with traditional doors leading to six bedrooms and a family bathroom. Overhead, you'll also be able to take advantage of the vast loft space which runs the whole length of the landing. The master suite feels special with its intricate coving detail, panelled walls punctuated with dual-aspect windows and a bold décor being typically grand. It comes complete with a built-in wardrobe and fully tiled en-suite tucked away in the corner. This space features a contemporary concealed shower within a large corner enclosure, W/C and corner wash basin.







## MADE TO FEEL AT HOME

The large double guest bedroom certainly does not compromise on style and size – complete with its own country cottage style panelled en-suite featuring a large, tiled shower cubicle and cute arched window. Your friends and family will feel right at home here in a bright and airy space thanks to the dual-aspect windows with an outlook to the garden and across the field views beyond.





The third and fourth bedrooms sit back-to-back above the dining room and kitchen, each oozing with character from the rustic oak floorboards to the original cast iron fireplaces which are now closed but still make wonderful decorative features. Both are generous doubles with traditional column radiators beneath the windows and ample space for freestanding furniture. Nestled in between the four larger bedrooms are two smaller doubles or generous single bedrooms that would make beautiful children's rooms. Bedroom six is currently used as the office but, much like the downstairs, is well proportioned meaning you have options for all the family plus plenty of freedom to work from home.



AN ODE TO  
ORIGINAL FEATURES



## A MARRIAGE OF OLD & NEW

Completing the first floor at the top of the stairs is the showstopper family bathroom. Sympathetically renovated with a nod to the history of the house yet perfectly modern and fresh, this luxury tiled space features a large walk-in rainfall shower plus a freestanding bathtub as the centre highlight. A traditional high-level cistern W/C and ornate column radiator beneath the window incorporate the Georgian style fixings, alongside a slick marble topped wash basin and slim heated towel rail. In our opinion, it optimises the perfect marriage of old and new.





## LIVING UP TO EXPECTATION

It's not always the case that the attention to detail and immaculate upkeep of the exterior matches the interior in a property of this standard. Here at The Manor House however, the outdoors definitely lives up to the home you've already admired. The country charm is personified by the stone wall around the boundary at the back where evenings are spent lounging in the swim spa hot tub under the glow of festoon lights. The small, landscaped lawn and patio makes the perfect spot for al fresco dining or relaxing with a drink after a dip – with easy access into the kitchen. The final part of the house will also be revealed which is accessed from the rear garden – a chic and ultra-convenient scullery room which is fitted from floor to ceiling with shaker-style cabinets and also houses the laundry appliances. Complete with a Belfast sink and an extra W/C, there's no need to be in and out of the house while making the most of the great outdoors.

*“We've loved hosting. We had our wedding reception here and 50th birthday celebrations and made some great memories.”*







Around the front of the house where you'll complete the full 360 tour is a perfectly manicured flower bed bordering the property and a gardener's dream combination of a picturesque greenhouse, vegetable patch, potting shed and three workshops. The feature pond offers a peaceful place to sit and admire the botanicals, while the gravelled area can host a huge table for BBQs and parties. Lawns punctuated with cherry trees have space for the children to play and the current owners installed an automated irrigation system to keep the green space hydrated and lush all-year round.



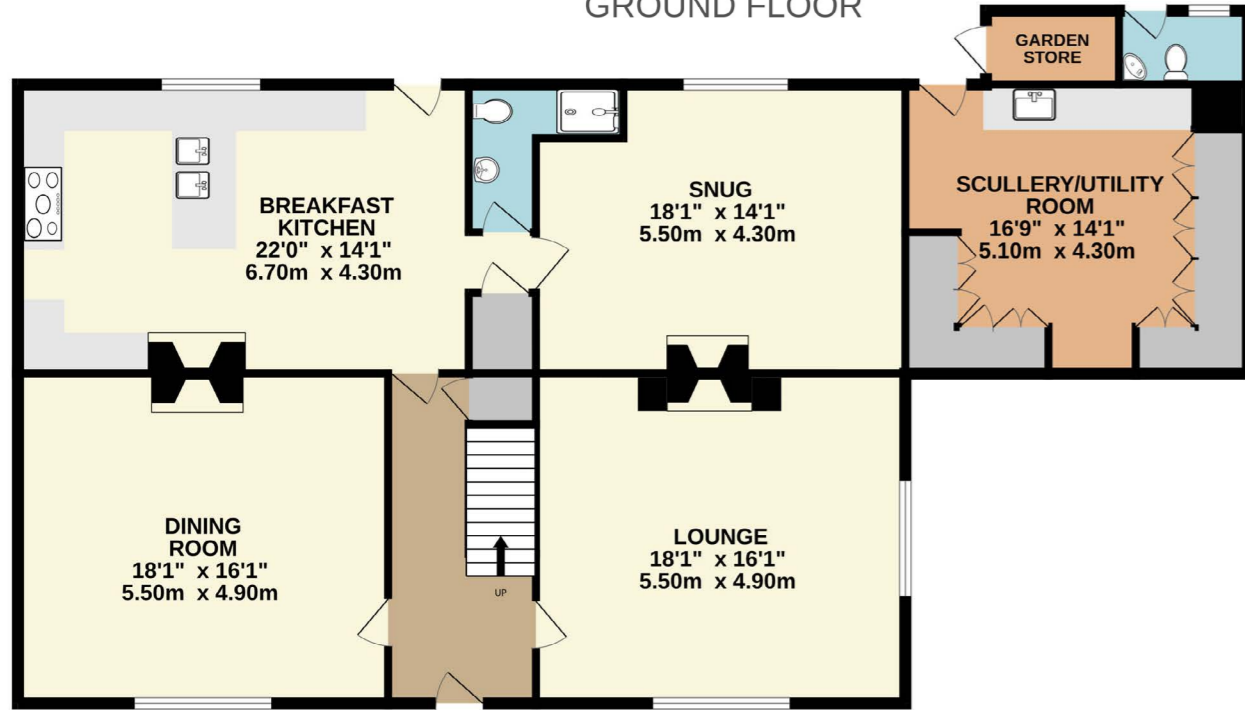


## EXPLORE THE AREA

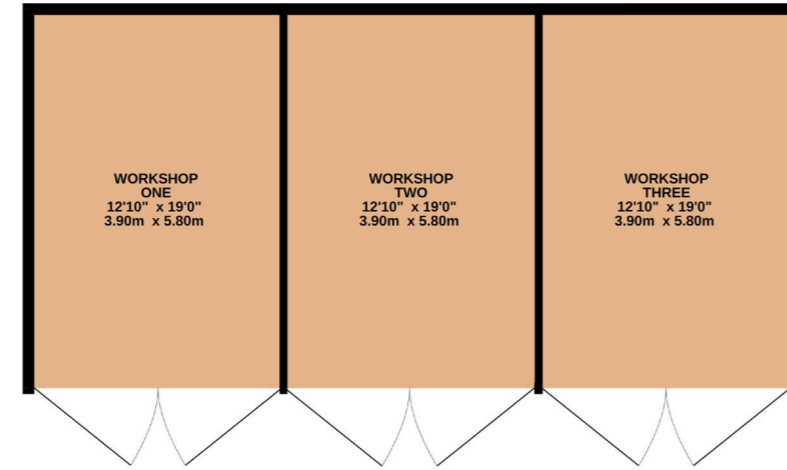
You can be forgiven for living nearby and potentially never having heard of Cridling Stubbs before such is its subtle seclusion and small village feel. Just three miles outside of the nearest town of Knottingley, there's a lot to admire and love about the privacy you are afforded here. A little closer to home the villages of Womersley and Darrington are extremely sought after and between them offer the convenience of a village shop, a golf club, tearooms, a choice of pubs and plenty of walking routes to explore. Throw into the mix that you are also within a five-minute drive of the A1 and M62 and it feels like the best of both worlds.

Despite being small, Cridling Stubbs proudly has a village hall at the centre of the community, renovated during recent years. Opposite you'll see a traditional phone box which in a quirky twist still has a working telephone giving an honourable nod to days gone by. Around a 5 minute drive away you will find Above and Below, a diver training facility based at The Blue Lagoon which is a purpose built 32 acre open water site for recreational divers. The tight-knit community also come together around events organised through the village hall including village shows on the green, scarecrow festivals, Christmas parties and Easter egg hunts for the children.

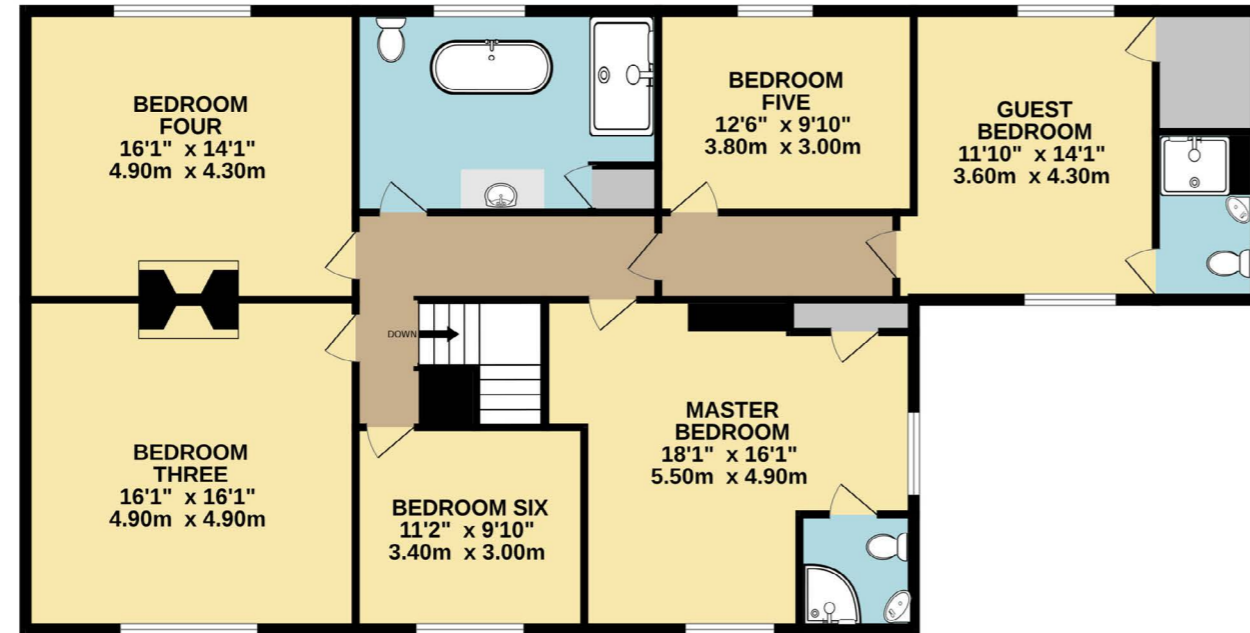
GROUND FLOOR



GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	73
E (39-54)	
F (21-38)	
G (1-20)	26
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

## KEY FEATURES

- Six Bedroom Detached Georgian Home
- Lounge and Formal Dining Room to the Front with Beautiful Working Fires
- Characterful Breakfast Kitchen, Snug and Modern Shower Room to Rear
- Grand Master Bedroom with Dual-Aspect Windows and En-Suite
- Five Further Generous Bedrooms with En-Suite to Guest Bedroom
- Sympathetically Renovated Four Piece Modern Family Bathroom
- Immaculate Gardens Including Feature Swim Spa Hot Tub, Pond and Vegetable Plot
- Expansive Gravel Driveway Providing Multiple Vehicle Parking
- Detached Triple Workshop Suited to Home Working or Variety of Storage
- Sought After Rural Village Location and Ideal for Commuting
- Freehold Property and Council Tax Band G





**THE MANOR HOUSE**  
W R I G H T S   L A N E

The Manor House, Wrights Lane, Cridling Stubbs, WF11 0AS

 WHAT3WORDS: stones.tadpoles.admit

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