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WILLOUGHBY



Nestled within the heart of Kirk Smeaton village, you will find your new family home in waiting: Willoughby. This impressive, stone-built detached family home boasts five bedrooms and five reception rooms and has been stylishly renovated over the last ten years to an immaculate standard including a new roof and windows, complete with neutral decor throughout.



From the moment you arrive at the walled boundary with secure electric gates, you'll be wowed by the space on offer from the manicured gardens to the vast driveway with private parking for multiple vehicles. For those seeking a peaceful rural retreat to call home, look no further than the rear aspect of the house for rolling countryside views from every room.

STYLE & SUBSTANCE



Welcoming you into the property is the spacious entrance hall where the monochrome feature staircase is waiting to lead you upstairs. First though, walk straight ahead to find the magnificent kitchen which is truly the highlight of this stunning property. Extended and renovated in 2018 to embrace open-plan living, this huge space combines a sociable kitchen area with a central island to gather round, plus a living area for soft seating and relaxing in front of the panoramic views beyond the triple sliding doors. The room is naturally filled with light thanks to the full picture window and three skylights above, but a classic colour palette in cool grey and white tones amplify the space on offer here.



“When the family fills this space, it’s just a beautiful place for us all to be and come together.”



EMBRACING
OPEN
LIVING





From the pale quartz worktops and mirrored splashback to the herringbone tiled effect flooring with luxury underfloor heating, every detail has been carefully considered to create a chic and polished space. You'll find luxury integrated Neff appliances, an induction hob, microwave and steamer plus four ovens to make hosting a dream. Beyond the kitchen area, you'll find a large separate utility room which is finished to the same high spec with neutral shaker-style units, oak worktops and a Belfast sink to epitomise the country cottage aesthetic. An external door provides side access to the garden.





A COSIER SPOT

In addition to the main living space, you'll find a further four reception rooms on the ground floor that offer unrivalled versatility and potential for making this house work for you. A separate lounge is connected to the family kitchen via French doors so you can choose whether to open them out to create an even larger L-shaped room. With soft carpet underfoot and statement darker decor, the lounge feels instantly cosier to curl up in front of the TV, especially when the cast iron log burner is roaring in the winter.

“This is our Christmas room, where we put the tree and have enjoyed seeing the kids open their presents, so it has great memories for us.”



ROOM WITH A VIEW

The official dining room is positioned at the rear of the house overlooking the garden with a second set of doors opening onto the patio and beautiful dual-aspect views of the outdoor space. The current owners have predominantly used this as a children's playroom, but it can easily be reinvented to suit your family dynamics as you're not short of space to accommodate a separate dining table in the kitchen either. Just next door is a convenient downstairs shower room with ample floor space to double up as a cloak room. Featuring a tiled floor and three piece white suite, it's a perfect addition to form part of a small annexe if the dining room was utilised as a bedroom for extended family. A delightful bright office sits at the front of the house away from the flow of the rest of the rooms, accessed by the front door. With ample floor space for more than one desk, it's a perfect private hub for home working. Equally, this would make a lovely sitting room for the family.



FUN FOR THE FAMILY

Once the working day is done, the final surprise completing the ground floor is the snug which comes complete with its very own built-in bar to pull up a stool. Forming part of the garage conversion completed in 2021, this room was created leaving a small amount of storage space in the front for bikes and tools to be stowed behind the rolling door.

The house has been designed with easy hosting in mind and the bar is no exception. Having been used as a cinema room and a party pad for countless occasions, it's been proven as a fun addition to an already generous family home.

“We’ve used it a lot as a cinema room for the kids and even had a popcorn machine in here as a great way to spend the night as a family.”



LUXURY MASTER SUITE

Head upstairs to the first floor where you'll find an immaculate and cohesive set of bedrooms, which have neutral and minimalistic decor ready to move straight in.

The vast master suite sits above the garage and spans the whole width of the house including a full-sized bathroom and a pair of walk-in wardrobes at either end.

The stunning, modern en-suite featuring a large bathtub and separate rainfall shower with slate tile design leave plenty of space for a vanity unit wash basin and W/C.



Bedrooms two and three are both impressive doubles that are positioned at the front of the property, each complete with stylish fitted wardrobes. The fourth and fifth bedrooms would make perfect children's rooms and boast enviable rural views over the Kirk Smeaton countryside at the rear.



Completing the accommodation is the family bathroom. In keeping with the fresh aesthetic that you've seen so far, you'll find a marble-effect tiled floor and a sleek four piece white suite including a built-in bathtub, separate shower enclosure, W/C and wall-hung basin. The final treat comes in the form of luxury underfloor heating and not forgetting those same field views as you soak in the bath.



BLANK CANVAS BEDROOMS

IMMACULATE OUTDOOR LIVING



You'll have already admired the landscape from the rear of the house, but there's nothing quite like appreciating the sound of nature and the unrestricted views that extend from your garden. The outdoor space here is a joy to maintain with large uncomplicated lawns at the front and back edged with rustic sleepers to form pretty flower beds that add a pop of colour throughout the seasons. A carefully designed, Indian stone patio wraps around the perimeter of the house providing ample space for seating, dining or a hot tub outside the main living area. The paving also leads to a large secure kennel in the rear corner for canine friends.



AREA TO EXPLORE

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

Facing its sister village Little Smeaton across the River Went, Kirk Smeaton is the most southerly village of beautiful North Yorkshire and it's easy to see why it's so sought after. Rurally idyllic and renowned for its warm country charm, there's an abundance of woodland walks on your doorstep surrounded by open fields and the peaceful patter of Brockdale Woods and Nature Reserve.

But this beautiful seclusion doesn't come at the expense of village amenities. The highly rated Shoulder of Mutton is an 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.

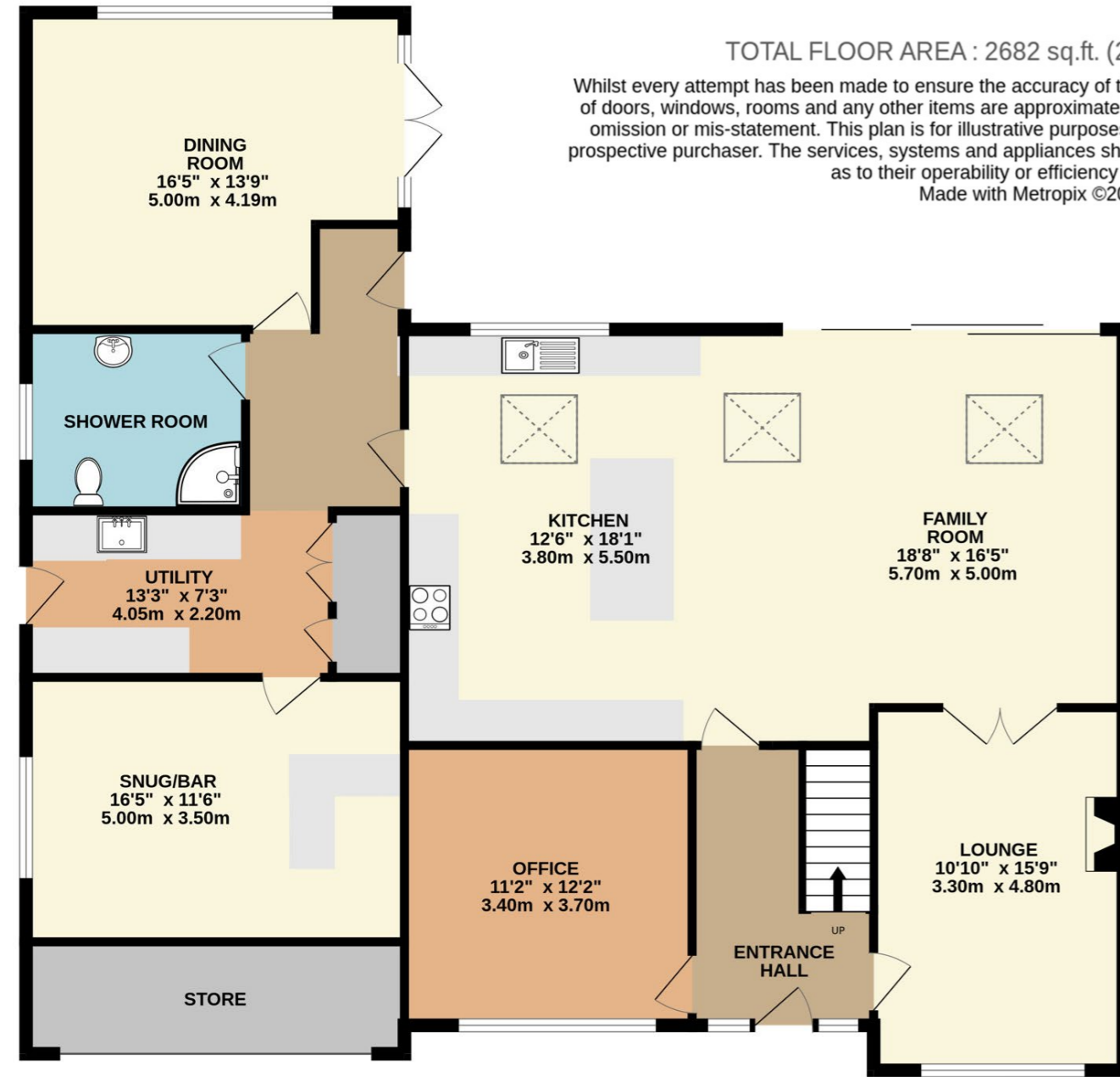
Opposite here is also a small post office which stocks enough everyday essentials to avoid travel to larger nearby towns, freeing up more time to relax in your fantastic new surroundings.

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.

To round off the practicality factor of this great location, the A1 motorway is a short drive from your doorstep. You can commute into Leeds within half an hour and your nearest town is Pontefract offering a wider range of supermarkets and shops. Those needing to head down to London for work can do so in less than two hours from nearby Doncaster.

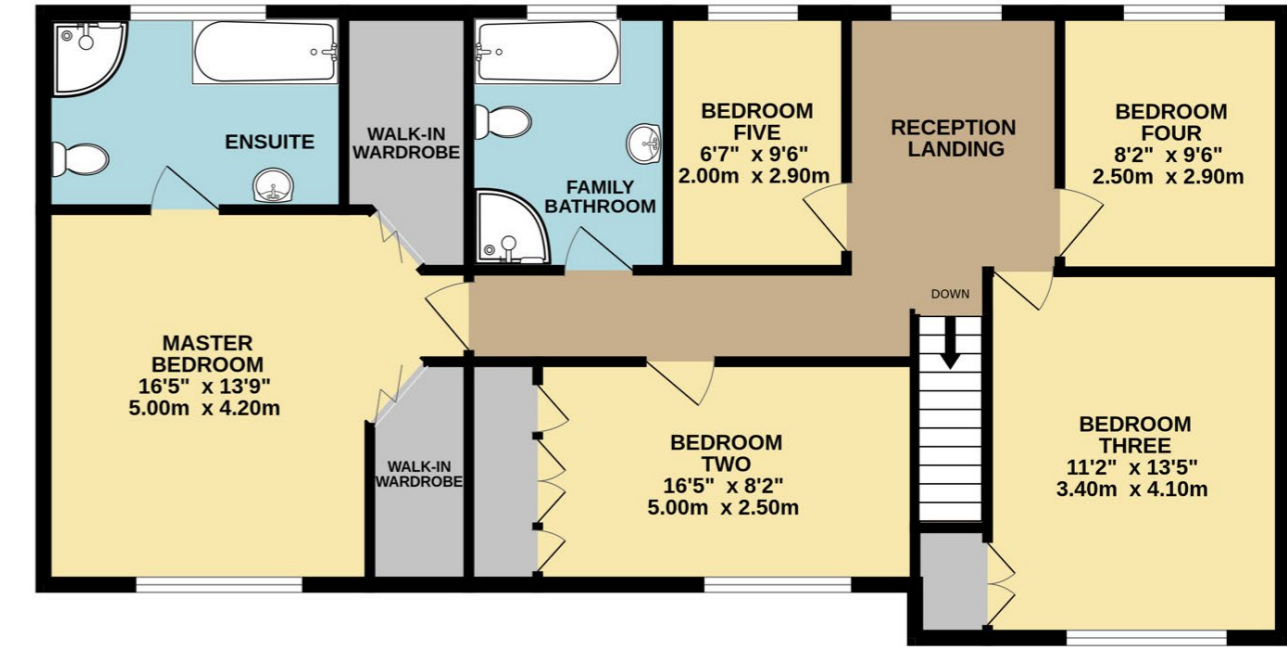




GROUND FLOOR
1698 sq.ft. (157.8 sq.m.) approx.

TOTAL FLOOR AREA : 2682 sq.ft. (249.1 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.
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1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.


KEY FEATURES

- Expansive Five Bedroom Detached
- Stunning and Private Open Field Views to Rear
- Modern Open Plan Kitchen Family Room and Generous Utility
- Flexible Reception Space Consisting of Lounge, Dining Room, Office and Bar/Snug
- Master Bedroom with Two Walk-In Wardrobes and Large Four Piece En-Suite
- Four Further Bedrooms with Family Bathroom Plus Downstairs Shower Room
- Good Sized Gardens with Indian Stone Patio to Rear in True South Position
- Larger Than Average Driveway for Multiple Vehicle Parking and Store Room
- Sought After Village Location with Post Office, Local Pub and School
- Close to Transport Links Ideal for Commuting
- Freehold Property and Council Tax Band G



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Willoughby, Went Edge Road, Kirk Smeaton, WF8 3JS

 WHAT3WORDS: [daisy.supported.famed](https://www.what3words.com/daisy.supported.famed)

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