



THREE

STONE  
MEWS



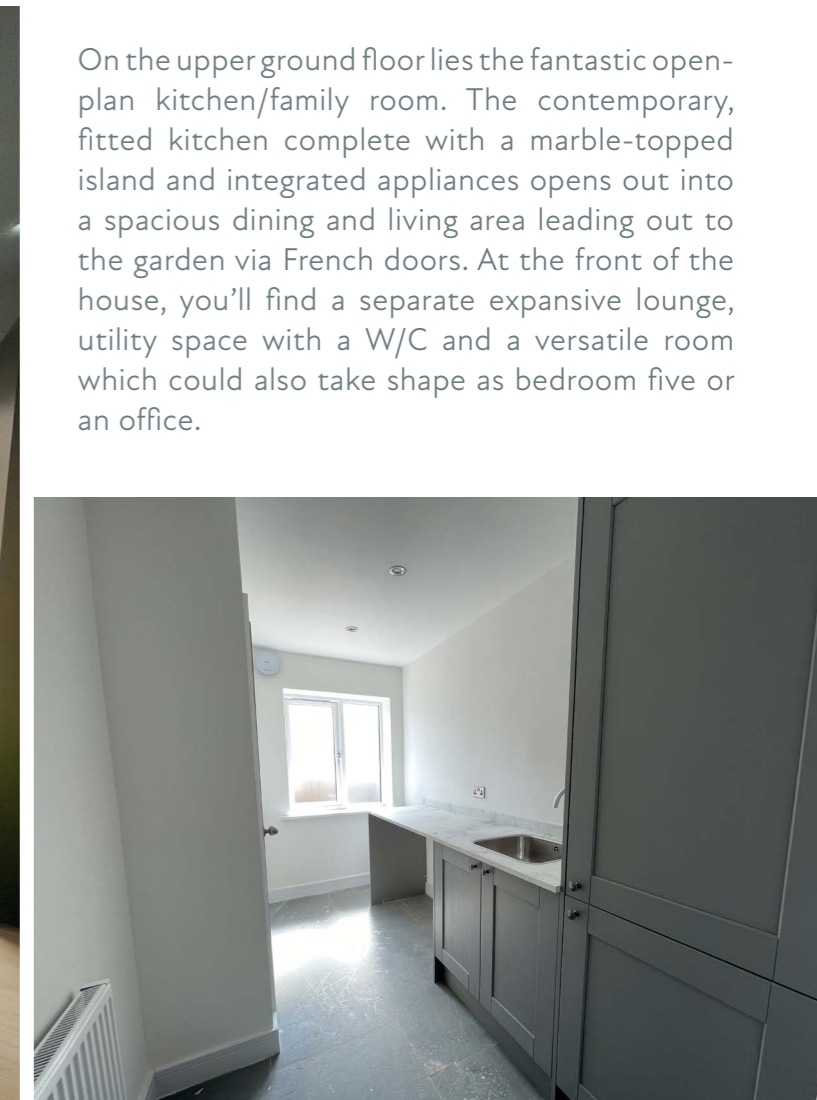
## MOVE TO THE BEAUTIFUL MEWS

Welcome to the delightful small development of Stones Mews in the heart of desirable Darrington. This imposing, yet charming three-storey detached property offers style and practicality in abundance, with an incredible amount of space and flexibility. The exterior boasts off-street parking for two vehicles and a detached double garage, plus a unique garden which is split across two levels, offering a balanced space for all the family.



Entering the lower ground floor from the block-paved driveway leads you into a spectacular hallway with ample storage space plus a utility room and W/C. Designed to be used as an annexe within the house, you'll find a stunning, open-plan kitchen and lounge with space to dine and entertain. A generous double bedroom with an expansive en-suite shower room completes this floor before you head up to the heart of the home.





On the upper ground floor lies the fantastic open-plan kitchen/family room. The contemporary, fitted kitchen complete with a marble-topped island and integrated appliances opens out into a spacious dining and living area leading out to the garden via French doors. At the front of the house, you'll find a separate expansive lounge, utility space with a W/C and a versatile room which could also take shape as bedroom five or an office.



# STYLISH THROUGHOUT

The first floor plays host to four generously sized double bedrooms, including the master suite with an additional dressing room and en-suite shower room. Bedroom two also features an en-suite, while bedroom three and four share the bespoke central family bathroom. Luxurious finishing touches feature throughout this home, from the striking sage green windows adding curb appeal on the exterior, to the low-level feature lighting in the kitchen spaces and high-spec bathroom fittings.





## OUT & ABOUT

There's a dreamy village feel to life in Darrington which means this West Yorkshire spot comes with a fantastic reputation. All its residents benefit from the best of both worlds and are pleased to call this place home.

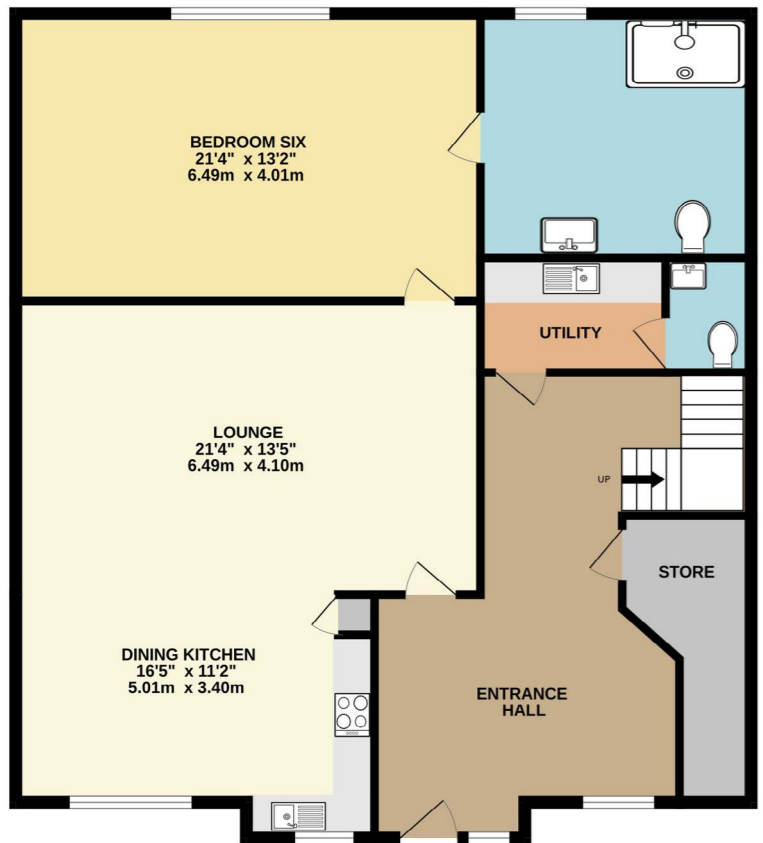
On a day-to-day basis you'll enjoy a quiet and peaceful village lifestyle with all the key amenities within walking distance. There is a handy village store and two renowned pubs including the highly rated bistro 'The Spread at Darrington'. To round it off, how about 18 holes at the championship-standard Darrington Golf Club in its parkland surroundings?

Your 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.

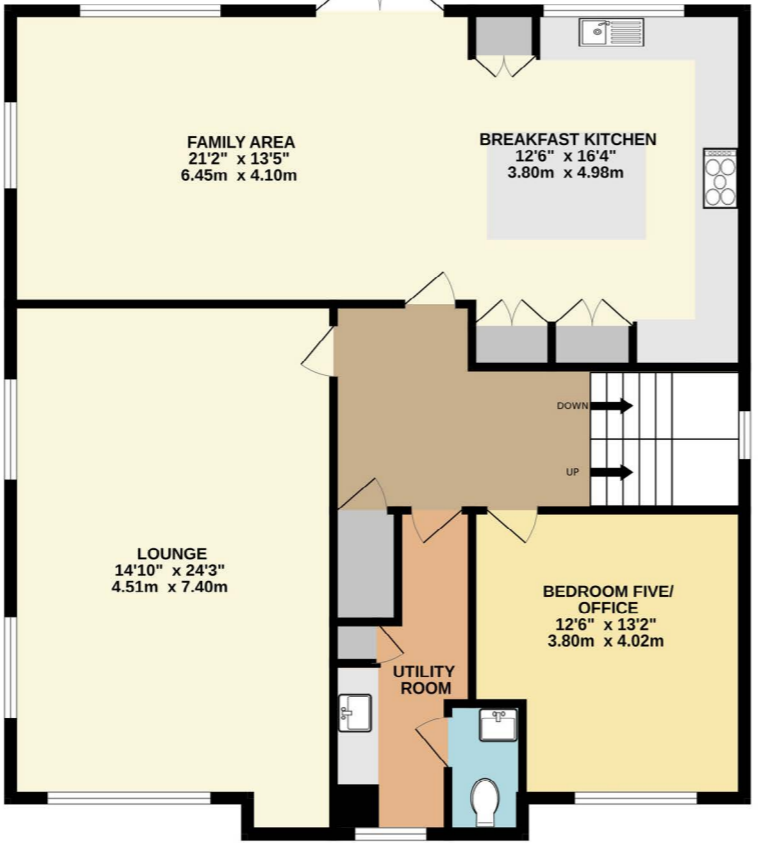
For families who need to travel, whether it be for work or pleasure, the motorway links from Darrington are outstanding with the A1, M1 and M62 all within close range.



LOWER GROUND FLOOR  
1238 sq.ft. (115.0 sq.m.) approx.



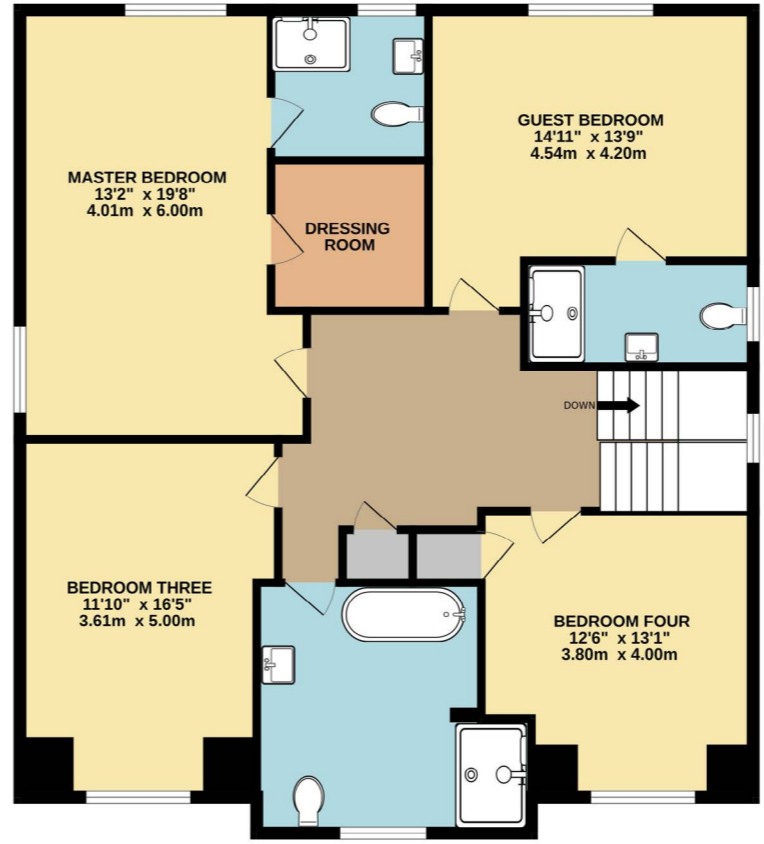
UPPER GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 3680 sq.ft. (341.9 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  
1212 sq.ft. (112.6 sq.m.) approx.



# KEY FEATURES

- Five/Six Bedroom Expansive Detached
- Self-Contained Annexe to Lower Ground Floor
- Modern Open Plan Dining Kitchen/Family Room with Separate Utility
- Multiple Options for Reception Rooms Including Home Working
- Modern En-suites to Both Master and Guest Bedrooms
- Large Four Piece Modern Family Bathroom
- Good Sized Gardens with Rear Split Over Two Levels
- Double Driveway and Double Garage
- Sought After Semi-Rural Village Close to Amenities
- Close to Transport Links Including Motorways and Ideal for Commuting
- Freehold and Council Tax Band G





3 Stone Mews, Darrington, West Yorkshire, WF8 3FA



WHAT3WORDS: groups.shaped.years

To view 3 Stone Mews

Call: 01977 802477

Email: [team@enfieldsluxe.co.uk](mailto:team@enfieldsluxe.co.uk)



ENFIELDS  
LUXE

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

