



THE GATE HOUSE
Wentbridge

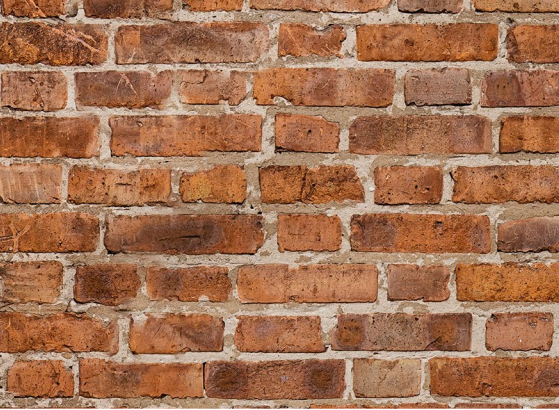
A Characterful Village Home

Dating back to the early 1600s, this four-bedroom character property in the heart of Wentbridge has undergone extensive and sympathetic renovation works resulting in an enviable village home. These rustic stone walls have been integral to the villagers over the centuries – once a place for the local midwives to work from and forming part of an old coaching inn. The exposed brickwork and original features that remain are steeped in history which add to the charm of this unique cottage. Inside the home which is spread across three floors you'll find spacious, stylish living areas with log burner stoves and large practical bedrooms. Outside, you'll enjoy privacy and peacefulness with the added bonus of country walks and a footpath to Brockadale Nature Reserve right on your doorstep.

You have to step inside to fully appreciate this period dream home.

*“I’ve always felt so safe here – no one can see or
find us and it’s super private.”*





“I walked in here to view the house with a friend and just immediately loved it. It’s quirky; there are beams throughout and no straight walls.”



An Intriguing Welcome

Nestled down a secluded footpath off the main road, you’ll enter the property via the rear garden which feels every inch the country cottage dream. An intriguing welcome awaits through an arched glass door, proudly featuring the namesake, within the gable end stone porch. The porch is currently used as a handy boot room and you’ll immediately be able to appreciate all the quirky farmhouse details from the terracotta floor tiles to the stone lintels, before you pass through the arched main entrance door.





Fabulous First Impressions

Arriving straight into the heart of the home, you'll be greeted by a spacious open-plan living space that boasts a stone floor throughout with the added luxury of underfloor heating. The kitchen combines traditional charm with everything you'd desire for modern family living. Timeless cream and oak bespoke wooden units house quality integrated appliances with a wooden top butcher's block taking centre stage. The sink in the corner is positioned in front of a sash window, which is one of three throughout the room offering plenty of natural light in every season.



Plenty of Practicality

As you move round towards the dining table, your eyes will be drawn to the Yorkshire stone and brick fireplace surrounding a multi-fuel log burner which creates the perfect cosy ambience to dine and later relax in the sitting area. Overhead, the original oak beams soften the contrast of the ceiling spotlights which are often dimmed in the evening to appreciate the roar of the fire. Tucked away in the corner, you'll also notice a split stable door offering side access to the garden. The ground floor reception rooms are divided by the hallway and central utility room which is a practical pantry storage space and home to the laundry appliances. Here you'll also find a downstairs W/C with the stone floor continuing through for design cohesiveness.





Architectural Appeal

The beautiful lounge is a celebration of the home's unique history and architectural appeal – featuring a full wall of exposed stone and a rustic beam dividing the ceiling. Despite being a large space with room for the whole family to gather, it is bursting with character and a feeling of cosy comforting calm. The symmetry of the double sash windows sitting opposite a second log burner adds to the charm and elegance of this immaculately designed room, finished with vintage oak floorboards underfoot.





Carefully Considered Design

As you ascend to the first floor, the room directly above and following the footprint of the lounge is bedroom two. This chic and tranquil space features built-in, floor-to-ceiling wardrobe storage and a fully tiled en-suite complete with a new luxury waterfall shower. Bedroom four is the next room along at the top of the stairs – a small yet perfectly formed single which would make an ideal nursery or children's bedroom. Here you'll also find built-in storage in the form of original recessed cupboards and a tall sash window.



Carefully considered design details have been curated throughout the upstairs with even the smallest room featuring farmhouse style wooden doors with traditional stable hinges to ensure they are in keeping with the heritage of the home.





High Expectations

Bedroom three is a sizable double with an impressively high ceiling that continues into the apex of the roof featuring a skylight and original structural beams. Dual-aspect windows flood the space with light and the current owners have added shaker-style wardrobe doors along the whole of one wall for the all-important coveted wardrobe space.

An Elegant Renovation

The family bathroom which sits conveniently in between bedrooms three and four is unsurprisingly an elegantly renovated space. Fully tiled from floor to ceiling in neutral marble tones, the four-piece suite offers a choice between soaking in the built-in bathtub or jumping under the large rainfall shower. Finished with a chrome heated towel rail and wall-lit mirror, traditional touches of course appear in the form of an upcycled vanity unit topped with a counter-top wash basin.





A Show-Stopping Study

You'll have caught a peek from below of the exposed brickwork through the glass balustrade – which is the remains of what once was an old pigeon coop – now a unique interior feature complete with the original tiny window. Make your way up the spiral staircase to find a stylish study at the top – perfect for remote working, being situated away from the main hub of the home.

The Master Up Top

The showstopper of the upper floor is yet to come in the form of a self-contained independent space that is versatile for either a master suite or a teenager's hub. This floor is a private yet vast space, occupying the remaining footprint of the second floor. The master bedroom, taking on an interesting dormer shape and using the angles of the roof to a design advantage, boasts soft carpet underfoot and timeless shaker-style fitted wardrobes built into the eaves. A large shower room sits next door which features a three-piece white suite and a simplistic charm with monochrome tiles from floor to ceiling.





Peaceful Outdoor Spaces

The outdoor space is private, peaceful and bursting with nature. From the detached single garage on arrival, you'll enter through the wooden gate within the fenced and stone wall boundary. A central lawn is split by a stepping stone path and surrounded by textured shrubs, varied trees and an abundant apple tree that produces fruit year after year. Closer to the property, an ample patio provides a useful seating and BBQ area for gathering friends and family.

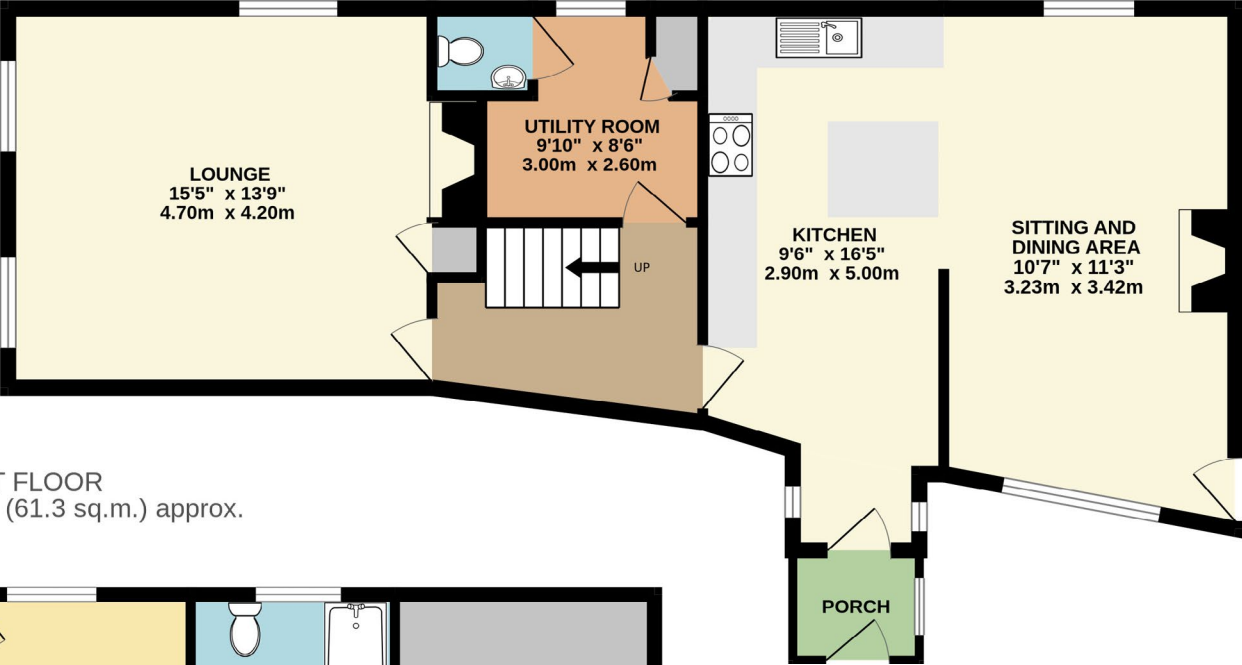


Area To Explore

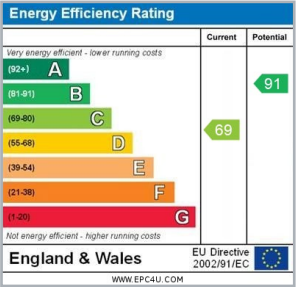
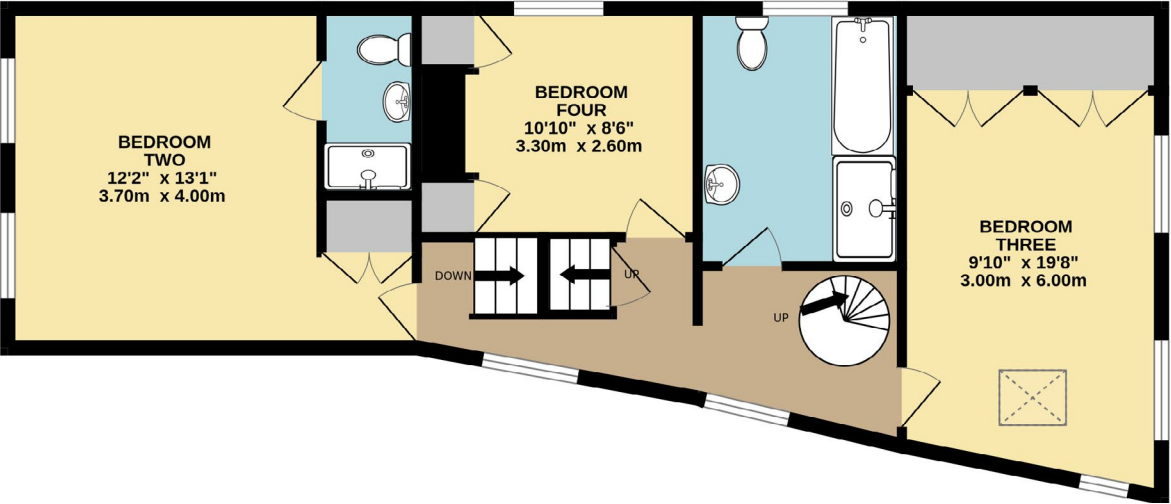
This delightful property comes with the bonus of a sought-after village location too. Located in West Yorkshire and on the border of North Yorkshire, this spot will be a pleasure to call home – offering a charming weekend escape for family and friends to come and visit. Situated close to the A1 and just a short drive to Pontefract and Doncaster railway stations station, offering direct trains into London, it's also ideal for commuting with business or weekend getaways of your own. From your doorstep, you can explore the Brockdale Nature Reserve, perfect for daily walks and wildlife spotting. Families will appreciate the range of schools in the area, including the prestigious Ackworth private school, less than a 10-minute drive away. Within walking distance you can also enjoy The Bluebell Inn with its fantastic pizzeria or indulge in exquisite cuisine at Wentbridge House Hotel.



GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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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Key Features

- Four Bedroom 17th Century Cottage
- Characterful Lounge with Exposed Stone Wall, Original Beam and Log Burner
- Farmhouse Style Kitchen Leading to Cosy Dining and Sitting Areas
- Useful Utility Room and Downstairs W/C
- Three Beautifully Presented Bedrooms to First Floor with En-suite to Bedroom Two
- Spacious Four Piece Family Bathroom
- Quirky Study Area Accessed Via Feature Spiral Staircase
- Master Bedroom with Fitted Storage and Separate Shower Room to Second Floor
- Mature and Peaceful Garden with Patio Area and Access to Detached Garage
- Sought After Village Location and Ideally Positioned for Commuting
- Freehold Property and Council Tax Band E



THE GATE HOUSE, WENTBRIDGE, WEST YORKSHIRE, WF8 3JJ



WHAT3WORDS: holly.variation.deleting



ENFIELDS
LUXE

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

