



# RIVERSIDE L DGE

WATER LANE



# A QUIRKY VILLAGE HOME

Riverside Lodge – a unique stone fronted detached property – is positioned right in the heart of the sought-after village of Kirk Smeaton. Built in the 1970s and recently renovated throughout, the modern interiors and quirky inverted layout have been designed to maximise on the enviable rural views that can be enjoyed from the rear aspect and large garden. Spanning across three floors and offering expansive living space including five bedrooms – plus a self-contained one bed annex – the versatility and potential within this beautiful family home is endless. The house is set back from the road with a stone boundary wall and winding block paved driveway that leads to the entrance door. As you enter from the front porch, you'll be greeted with a spacious hallway that leads to the main bedrooms and an open staircase that leads up to the reception rooms on the first floor, which is a quirk of the property with the reason soon to be revealed!







## ENVIABLE MASTER

At the end of the hallway on the ground floor and overlooking the garden is the impressive master suite – occupying almost a third of the floorplan. Divided into three zones for sleeping, dressing and showering, this impressive master comes complete with a large dressing room fitted with floor to ceiling mirrored wardrobes, plus a luxurious en-suite.



The recently renovated shower room is fully tiled with a chic marble design and boasts a modern corner cubicle with a chrome rainfall shower head, contemporary white goods including a wall-hung vanity basin and W/C.





## PRACTICALITY APLENTY



The family shower room next door was updated at the same time as the en-suite and follows a cohesive aesthetic, in a larger format with a double shower unit. Completing this wing of the ground floor is a series of practical spaces that have versatility to transform your family living. An immaculate and generously sized utility room which serves as a cloakroom and laundry area leads into the garage where a new boiler also resides. An electric roller door, sturdy storage units and a pit for mechanical work have been installed for tinkering with vehicles over the years. Bedroom five is a modest single room and currently used as a home office but could equally be utilised as a children's playroom if the extra beds are not required.





## AMPLE DOUBLE BEDROOMS

The remaining three bedrooms run alongside each other from front to back on the second half of the ground floor, ending with bedroom two which is the largest of the three and overlooks the garden. All three are well proportioned doubles, offering ample floor space to accommodate built-in wardrobe storage. Head upstairs and at the top you'll find an expansive gallery landing with tall ceilings and space for seating or a large bookcase – which is the perfect entrance to the living quarters.







## MAKING THE MOST OF THE VIEW

*“We sunbathe here and use the balcony regularly – this is where we love to be. The views are fabulous.”*



The dual aspect sitting room is the first of three reception rooms and reveals the main reason for the ‘upside down’ layout of the home. Patio doors at the rear lead out to an elevated balcony patio with jaw-dropping rural views of the fields that divide Kirk Smeaton and Little Smeaton. A log burner set within the chimney breast beneath an oak mantel cement this as a cosy space to relax in winter as well as summer when the doors are wide open. No matter what the season, you’ll enjoy peaceful hours of watching the colours change and wildlife including woodpeckers, herons and rabbits on your doorstep.



The balcony can also be accessed via the snug next door which was formerly the dining room. This versatile space is now the perfect spot to wind down and watch a film – but the potential to use it as a dining space where you could extend to al fresco living is equally appealing.





## BRIGHT & REFRESHING

The final living area is the beautiful lounge situated at the front of the house. With light pouring from every aspect including the double French doors from the landing. This room is bright and refreshing with a touch of elegance from the decor. A traditional dado rail runs across the centre, breaking up the tall ceilings and the built-in alcove storage really maximises on the height.





## A PRISTINE RENOVATION

The ultra-modern, dual-aspect kitchen enjoys the same garden and field views, making it a lovely spot for a morning coffee at the dining table or when standing at the strategically positioned sink. Slick cream handle-less units are contrasted with shimmering black worktops and high-gloss floor tiles for a contemporary finish.

Quality appliances include a Bosch induction hob with a modern angled extractor hood, double wall-mounted oven and space for two oversized larder fridge-freezers. With a final side access door out to the balcony, it's the perfect hosting space for summer, connecting seamlessly via the patio to the living spaces. Before you head back downstairs to explore the bedrooms, the final door off the landing leads to a spacious W/C complete with vanity units and Victorian tile effect flooring.

*"We were actually looking for a bungalow when searching for this house but fell in love with the view and had to buy the property."*







## MAXIMISING OUTDOOR SPACE



*“The garden lends itself to whatever any family could ever want from their outdoor space and is what we loved about this house. We always wanted a home with a magnificent backdrop.”*

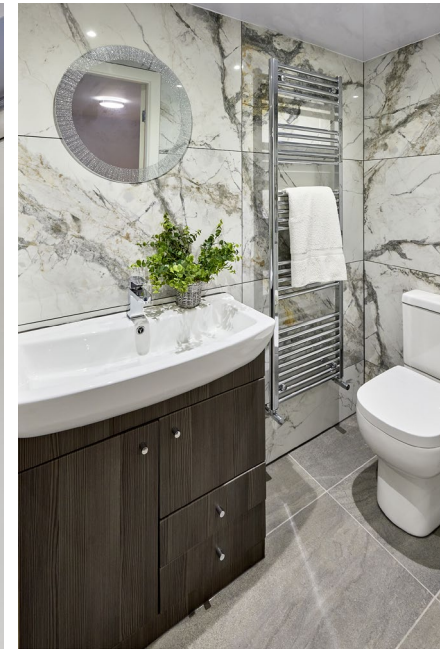
The views from Riverside Lodge speak for themselves and the current owners have worked tirelessly to create a pristine exterior space to complement the al fresco balcony that sits above it. Enter the rear garden either via the spiral staircase from the balcony or the side gates from the front driveway and you'll find an expansive lawn with the wonderful countryside backdrop extending beyond the boundary. With ample space for the children to play and a beautiful Italian porcelain patio that spans the width of the house, there's plenty of scope to maximise your outdoor living potential.





# LUXURY LOWER GROUND

To complete the accommodation, the property features a bonus studio annex within the lower ground floor. With direct access from the garden via patio doors, this self-contained apartment is pristine – having never been occupied since it was transformed from a home gym. Featuring a fully fitted modern kitchen complete with breakfast bar and seating area and a double bedroom complete with a contemporary marble wet room, this private hideaway is perfect for teenagers or guests to enjoy privacy away from the rest of the living spaces.







## AREA TO EXPLORE

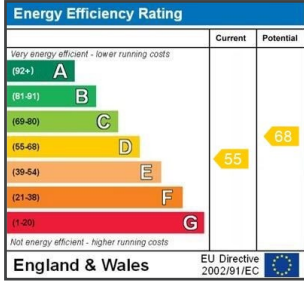
Bordering the River Went, the beautiful North Yorkshire village of Kirk Smeaton is one of the local area's most desirable locations. Next to its sister village Little Smeaton, this spot is rurally idyllic and renowned for its warm country charm. There's an abundance of woodland walks on your doorsteps as you're surrounded by open fields and the peaceful patter of Brockadale Woods and Nature Reserve. Setting up home here will almost certainly see you fall in love with the tightknit and welcoming community who will become your new village neighbours. A familiar story to other Yorkshire villages, the Shoulder of Mutton pub is the focal point for community gatherings. The weekly quiz night and Thursday evening visit from a local fish and chip van are among the highlights of the week for the locals. Opposite is a small post office which stocks everyday essentials and you're also just a short drive away from the market town of Pontefract when you need a bit more than is on offer here. The village primary school is highly rated and when your little ones graduate there are a choice of secondary schools in Pontefract or the Quaker School in Ackworth for a private option. Despite the calm and peaceful surroundings, you're still just a two-minute drive from the A1 meaning you can connect to the wider motorway network easily and commute to York, Wakefield, Leeds and Doncaster daily.



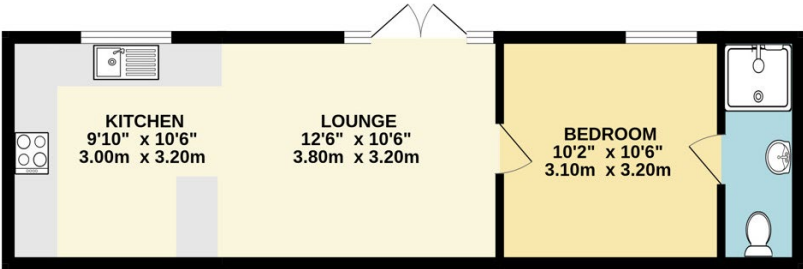


# KEY FEATURES

- Unique Five Bedroom Detached
- One Bedroom Annex to Lower Ground Floor with Private Entrance
- Panoramic Views Over River Went Valley
- Lounge, Snug and Sitting Room with Access to Large Balcony
- Modern Open Plan Dining Kitchen with Separate Utility to Ground Floor
- Expansive Master Bedroom with Dressing Room and Modern En-Suite
- Good Sized Lawned Garden with Italian porcelain Patio and Stunning Rural Views
- Sweeping Driveway and Garage with Car Pit for Multiple Vehicle Parking
- 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

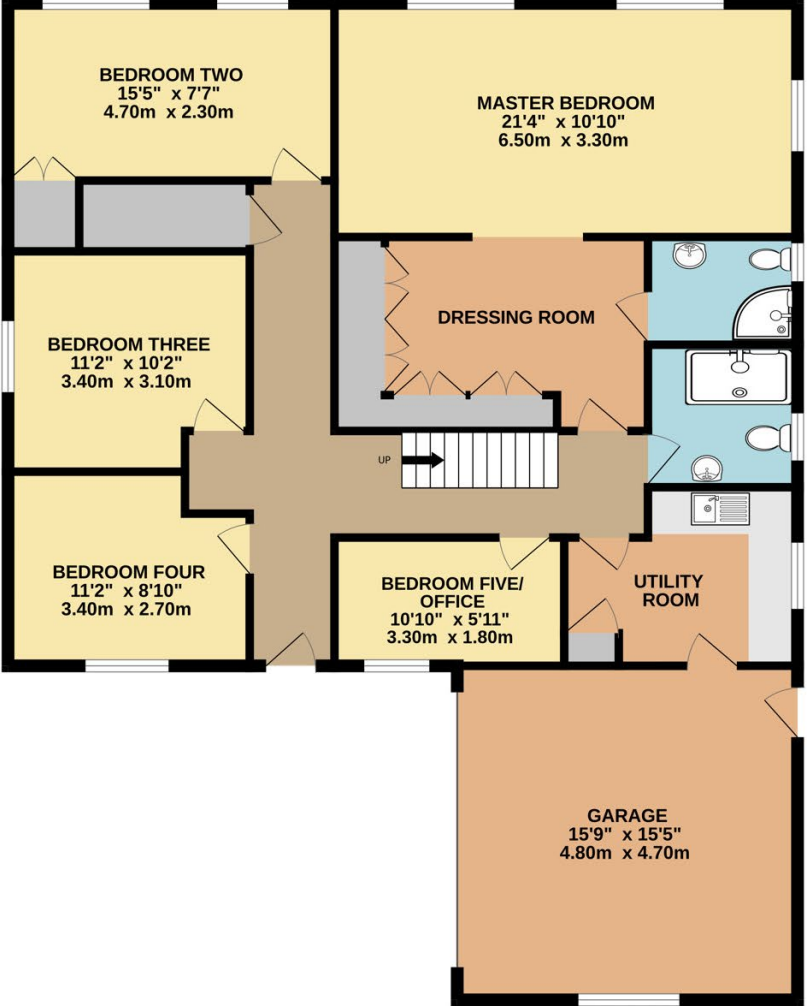


LOWER GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

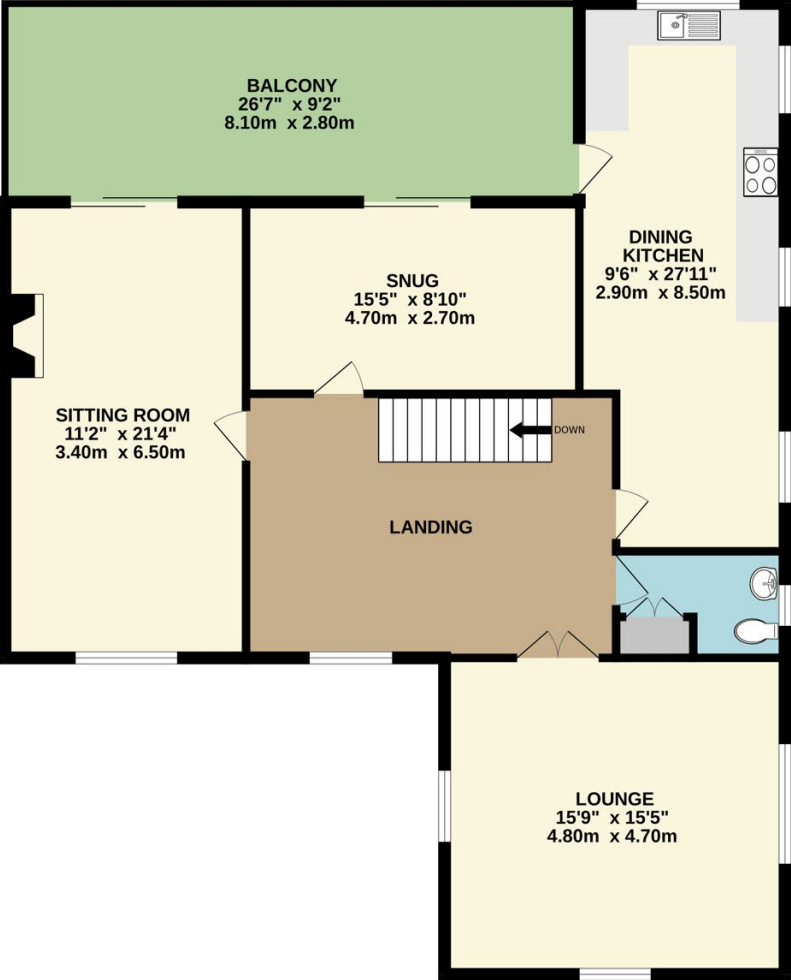


TOTAL FLOOR AREA : 2816 sq.ft. (261.6 sq.m.) approx.

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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GROUND FLOOR  
1362 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



# RIVERSIDE LODGE

WATER LANE

Riverside Lodge, Water Lane, Kirk Smeaton, WF8 3LD



WHAT3WORDS: coffee.overcomes.forklift



ENFIELDS  
LUXE

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