



Wentdale

NO.15



COUNTRYSIDE CHARM

Brimming with potential and wrapped in the tranquillity of rural North Yorkshire, this expansive detached bungalow offers both comfort and opportunity in the heart of the sought-after village of Little Smeaton. From the moment you arrive, the home's generous plot and picturesque surroundings set the tone. Field views to the front provide an ever-changing natural backdrop, while multiple entrances and a spacious footprint give the property flexibility to suit a variety of lifestyles.





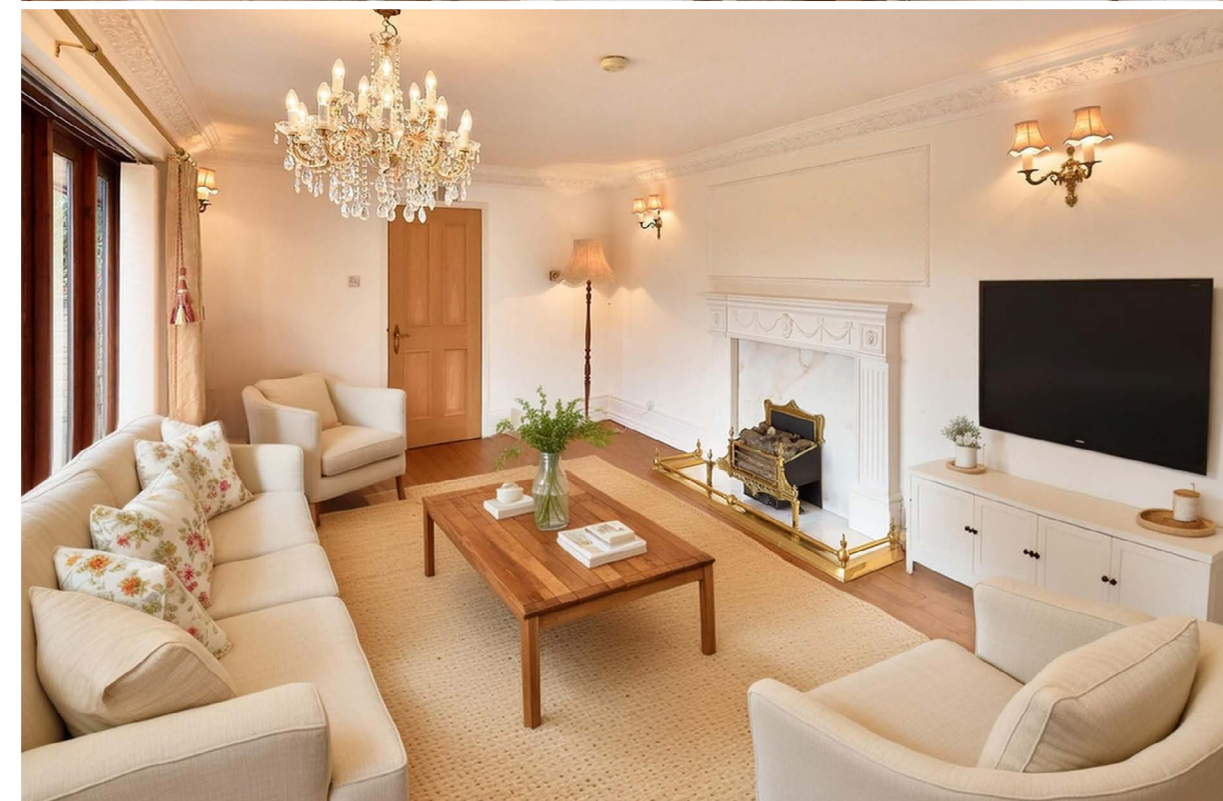
Step inside to find a welcoming interior where charm runs throughout. The wood kitchen, complete with character beams, is the heart of the home, perfect for family gatherings or quiet breakfasts.





CHARACTER & COMFORT

Multiple separate reception spaces – including a lounge, sitting room, snug and dining room – offer versatility, enhanced by details such as coving and French doors that lead out to the garden.





The property provides three well-proportioned bedrooms, along with a fourth room that lends itself perfectly to use as a home office, guest room, or additional bedroom as needed. A central house bathroom serves the home, ensuring practicality matches charm.





PRIVATE & PEACEFUL OUTDOOR SPACES

A stunning lawn lies to the front and beyond this boundary you'll find sweeping rural views and the gentle flow of the river at the garden's edge. The rear walled courtyard garden delivers a private haven and provides a sense of seclusion perfect for family BBQs or simply relaxing with a book. There is a variety of off-street parking for multiple vehicles, alongside a garage for secure storage or additional parking. With its expansive plot size, this property also offers significant development potential (subject to planning), making it equally appealing to those looking for a forever home or a future investment.



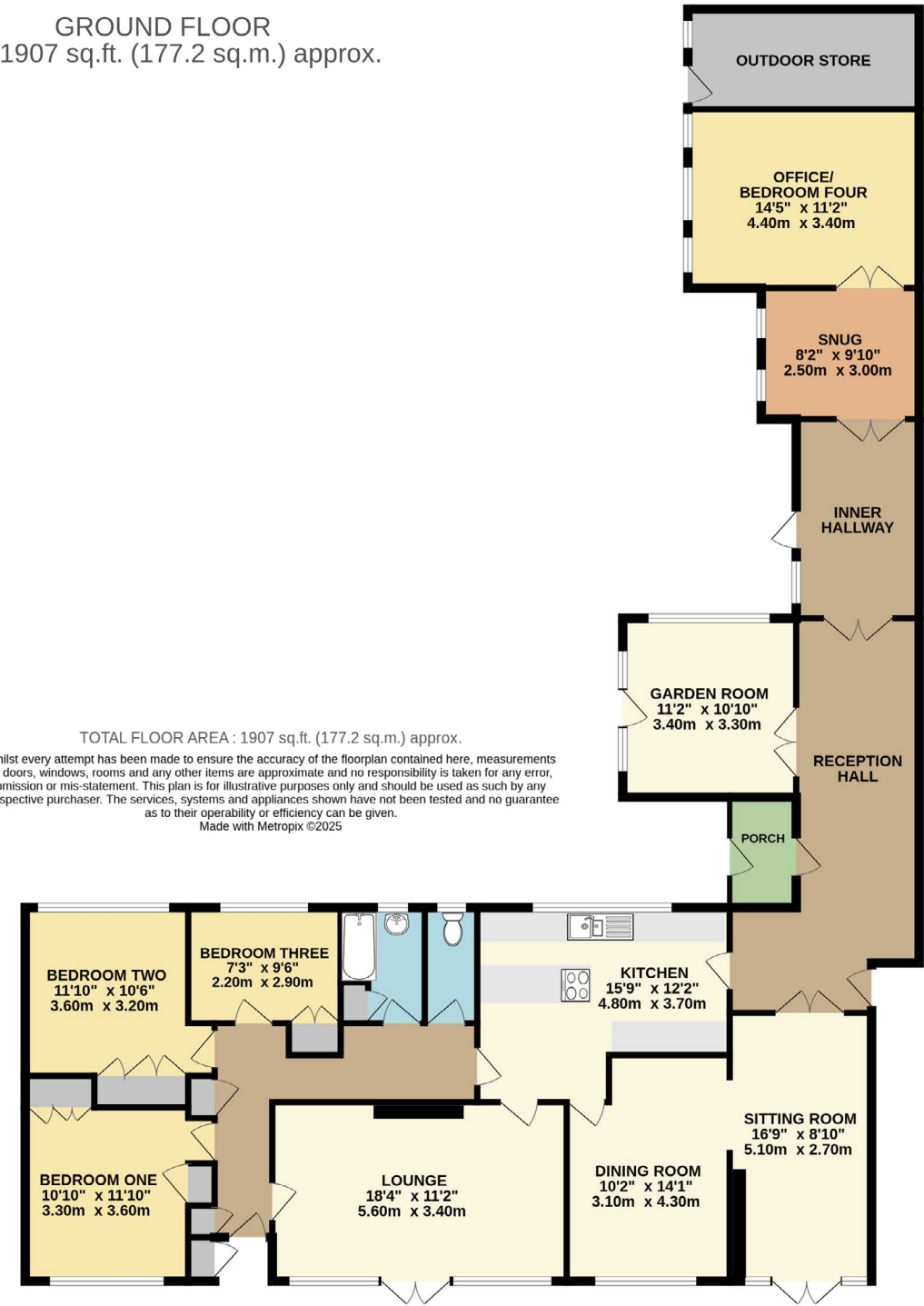


A VILLAGE LIFESTYLE WORTH SIGNING UP FOR

If you're dreaming of life in a quintessential Yorkshire village, Little Smeaton is sure to capture your heart. This charming spot offers the best of country living, set close to the River Went and Brockadale Woods, with no shortage of peaceful woodland walks and breathtaking scenery. Despite its tranquil setting, village life here comes with all the essentials. Just over the bridge in neighbouring Kirk Smeaton, you'll find the much-loved Shoulder of Mutton – a traditional village pub at the heart of the community, perfect for catching up with friends over a crisp pint or a glass of wine. Opposite, the local post office and store stock everyday essentials, saving you trips to larger towns and leaving you with more time to enjoy your beautiful surroundings. Families benefit from an excellent primary school in the village, along with a choice of nearby secondary schools and the renowned Ackworth School offering a private education option just a few miles away. Nearby Wentbridge is home to the elegant Wentbridge House Hotel – ideal for afternoon tea – and the popular Blue Smoke Artisan Pizza Restaurant. And with the A1 only moments away, you'll have quick access to the wider motorway network, connecting you easily in every direction. With its space, charm, and endless possibilities, this home is a rare opportunity to enjoy single-storey living in one of North Yorkshire's most desirable rural settings.



GROUND FLOOR
1907 sq.ft. (177.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

KEY FEATURES

- Expansive Three/Four Bedroom Detached Bungalow
- Set on a Generous Plot with Open Field Views and River Backdrop
- Characterful Wood Kitchen with Exposed Beams and Country Charm
- Multiple Reception Rooms Including Lounge, Dining Room and Snug
- Flexible Fourth Bedroom Ideal as Home Office or Guest Room
- Beautiful Front Lawn and Private Walled Courtyard Garden
- Ample Off-Street Parking Plus Garage
- Development Potential Subject to Planning Permission
- Idyllic Rural Location Near Brockadale Woods and River Went
- Close to Village Amenities, Excellent Schools and A1 Road Links





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15 Wentdale, Little Smeaton, North Yorkshire, WF8 3LX



WHAT3WORDS: [landscape.prompts.history](https://www.what3words.com/landscape.prompts.history)

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