



WRAGBY





# The Perfect First Impression

Wragby Manor Farm is a four-bedroom detached house in the peaceful hamlet of Wragby, West Yorkshire.

This brilliant barn-style home is full of character and charm, yet it integrates all the 21st Century tech you could desire.





Pulling into the driveway, you will be instantly struck by the property's quirky and well-designed front garden, with a winding brick path that draws you over the little bridge and to the front door.





# The Heart of the Home

The entrance hall is warm and welcoming, with almost a cathedral-like feel as the sunlight streams through from the stained-glass window on the landing.

A chandelier grants a touch of splendour, and this feeling continues as you step into the fabulous dining kitchen.

A fantastic range of dark wood cupboards, granite worktops, decorative tiled splashback and a separate built-in double oven will chime with any keen cook.

Imagine gazing outside from the window seat, a hot drink in hand, while dreaming up the menu for your next dinner party.

Of course, there is space for a large breakfast or dining table so that you can cook and entertain at the same time.





# Time to be You

Across the hall, an elegant and spacious lounge awaits, with views over the front garden.

“ Our friends  
clamour to  
house-sit for us. ”

The sophisticated palate of the design echoes the modern vibe of the whole house, but it still retains a cosy atmosphere to help you unwind after a long day.

Set the little ones down on the soft carpet to play and take advantage of this serene space to spend quality time with family.

The downstairs also features a stylish and well-proportioned home gym, which is bright, airy and convenient for burning off the calories from all those parties this house affords.





## Entertaining in Style

Socialites and introverts alike will delight in the incredible entertainment suite, which is one of the highlights on offer at Wragby Manor Farm.

Whether you want to throw a big party or enjoy an intimate evening with your nearest and dearest, head through the lounge and down into your own bewildering bar and games room.







Oozing with character, thanks to the exposed walls and beams, fireplace, and creative lighting. This room also boasts bifold doors with integrated blinds, spanning the whole length of the room. Perfect for those somer days and larger gatherings. You will be itching for an excuse to invite people around



“ It feels like you’re on holiday when you are here – it’s a special place to be. ”



Beyond the entertainment suite, you will find a handy laundry room with a sink and worktop, and the downstairs tiled bathroom, which boasts a high-tech square corner bath as well as a shower.



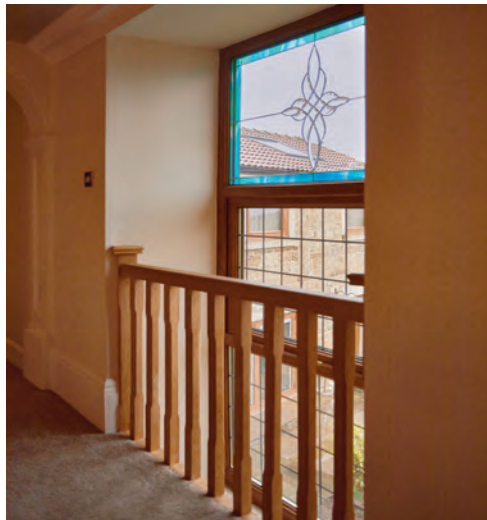


## And So to Bed...

**From the hallway, ascend the stairs to the long and light landing, which extends across the length of the house.**

Follow it along, and you will arrive at the spectacular master suite. Featuring a vaulted ceiling crisscrossed by beautiful beams, electric Velux windows and an integrated dressing area and en suite, you might never want to leave.

The en suite itself is super modern, with a freestanding roll top bath to luxuriate in and an enviable open shower.



“ We are grateful for the time we have had here. ”





The double doors offer stunning views and open onto a glass Juliette balcony.

Where better to enjoy a cool summer breeze with something special in hand or someone special by your side?





## Accommodation for all the Family

Returning to the other end of the landing, you will discover the second double bedroom, which has built-in wardrobes and is conveniently placed next to the immaculate family shower room.

Bedroom three is another spacious double with the wow factor and features a gorgeous chandelier light fitting and built-in storage.







The fourth bedroom benefits from a pretty and peaceful decoration scheme and its own en suite shower room, making it the ideal guest suite.





# Relax Outside

The garden, set at the front of the house but enclosed by a wall and fencing, is open with a sheltered feel.

No questions that this is an area of the home where Al fresco dining awaits.





## Out and About

**Wragby is a lovely village near Wakefield in West Yorkshire, only a few minutes car journey away from Ackworth and Crofton, which offer a range of shops, village pubs, and outdoor spaces to explore.**

Wragby itself can boast the National Trust owned Nostell Priory and Parkland, an 18th Century architectural masterpiece with landscape park and gardens.

Opposite Wragby Manor Farm, acres of woodland walks, picnic opportunities, an adventure play area, an outdoor cinema and open-air plays, as well as jazz on the lawn, are literally on your doorstep.

You will soon get to know the locals who work there, and a footpath leads you into the priory gardens in moments.

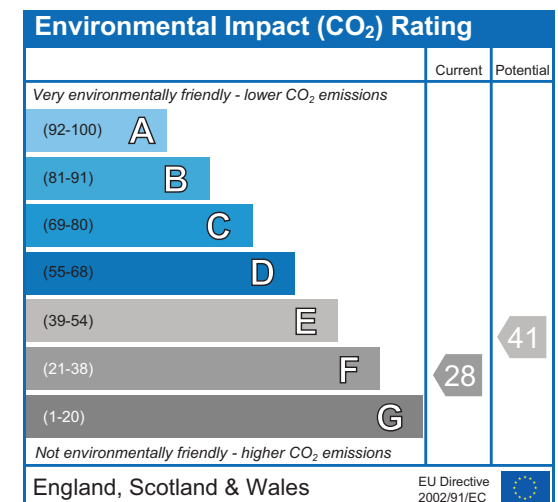
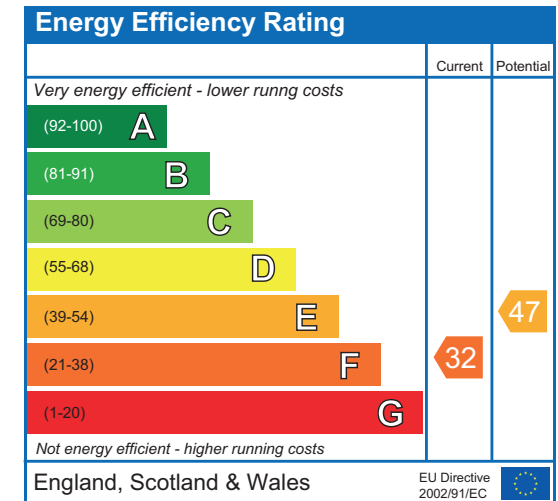
Crofton nature reserve is also a short drive away, so there's plenty of opportunity to take the dog on a relaxing scenic walk.

“ Having the priory across the road is a fantastic resource. ”

There is also a church, a cricket club, and a well-regarded pub. Schools include the Ofsted-rated Good Wakefield Independent School, Fitzwilliam Primary School (Good), and the King's Meadow Academy, but a range of other schools are peppered around the local area.

The nearby cathedral city of Wakefield offers a great range of amenities and excellent transport links. The M1 and M62 allow swift access to nearby cities and facilities, such as Manchester and the Peak District.

## ENVIRONMENT & ENERGY







**Ground Floor Approx.**  
**Floor Area 1391 SQ. FT. (129.3 SQ.M.)**

## FLOOR PLANS

**Total Approx.**  
**Floor Area 2797 SQ. FT. (259.9 SQ.M.)**

## PROPERTY FEATURES

- Four Double Bedroom Detached Farmhouse
- Modern and Period Design Throughout
- Four Separate Reception Rooms
- Entertainment Suite with Bespoke Solid Oak Bar
- Master Bedroom with Open Bathroom and Picturesque Views
- Two Bathrooms and Two En-Suites
- Landscaped Garden with Patio Area
- Multiple Off Street Parking
- Adjacent to National Trust Grounds and Open Countryside
- Close to Select Private Schools and Easy Commute





**1st Floor Approx.**  
**Floor Area 1406 SQ. FT. (130.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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