

Cavendish
House

CARLETON



Fabulous family home

Look no further than Cavendish House for your next family home.

Located on the prestigious Tumbling Hill on the outskirts of Carelton, this exclusive five-bedroom detached property is a real gem – and you'll immediately see why when you walk through the door.

Set over three floors, it offers a brilliant blend of privacy in the bedrooms and large, open family rooms for social gatherings which will create memories to last a lifetime.



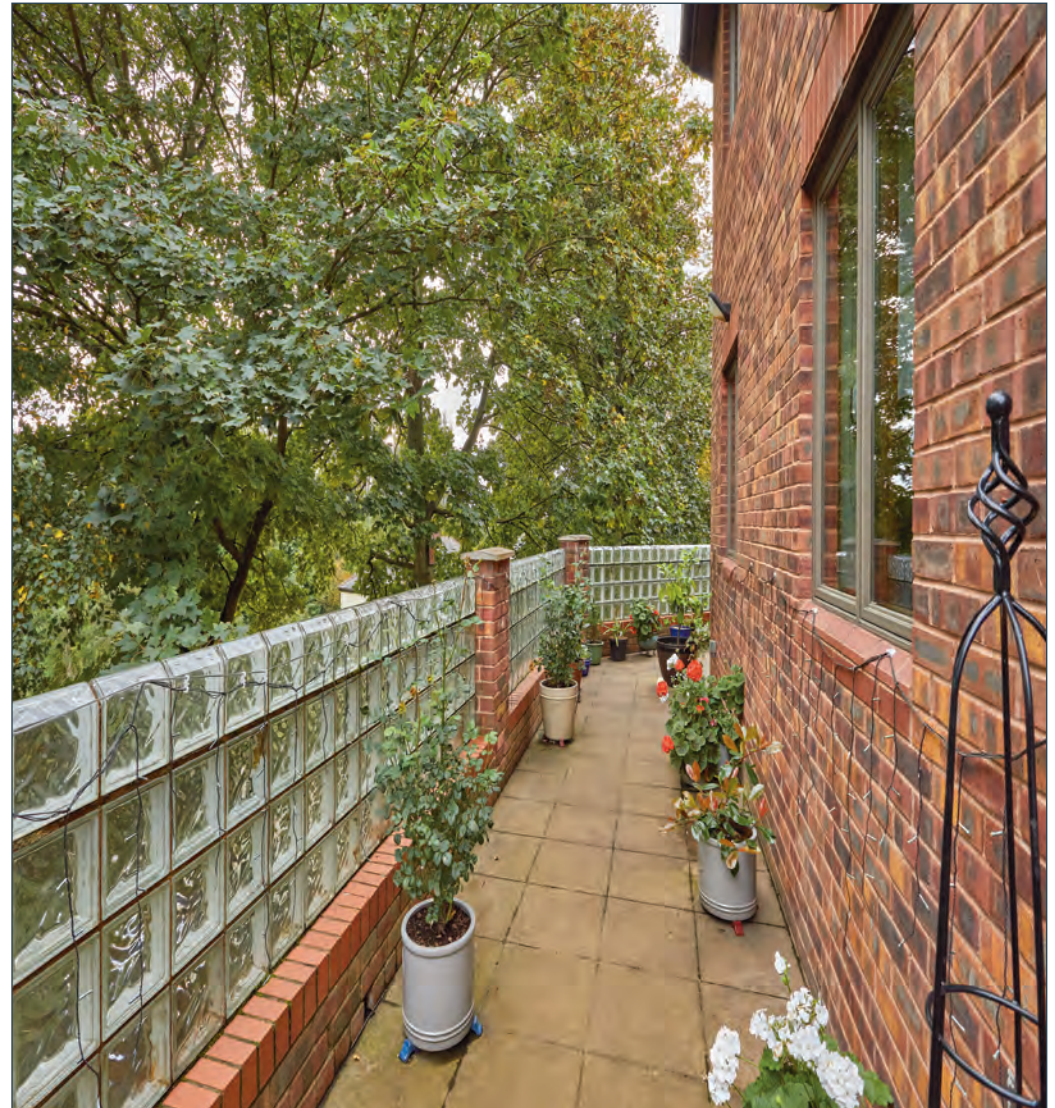
Luxuriously finished throughout, you could move in here and not need to undertake any large projects except adding your own personal touches.

With three floors extending to almost 5,000 square foot, a triple garage and mix of outdoor spaces including a paved balcony on one level and a landscaped garden on another, this place really does tick all the boxes.

Located on the edge of Carleton, you'll enjoy all the upside of countryside-style living but remain within striking distance of larger towns and cities throughout Yorkshire.



“The grandkids come to stay quite regularly and they love it here. There's lots of space for them. It's a great home for a family to grow up in. ”



A home made for hosting

If you love to entertain and cook, you will not be disappointed with the fantastic dining kitchen in this property which makes hosting a breeze.

Classic wood units finished with black granite preparation surfaces and stainless steel trims retain a traditional yet sleek and modern feel to the open space.

The central island is ultra-functional with mod-cons aplenty - featuring a sink, electric induction hob, built-in waste bin and electronic weighing scales integrated into the worktop. Everything is geared towards a minimal, no-fuss feel, freeing the work surfaces from additional clutter.



“ I love to cook and you can have lots of people around while you do it; all chatting, eating and drinking. It's great to see people enjoying themselves in your home. ”



Ample storage space is achieved with the units, as well as a double electric oven, adjacent warming oven, a neatly hidden microwave and space for an oversized American fridge. While cooking or eating at the dining table, you can enjoy the views to the lower-level garden, accessible through the patio door.

The raised patio here hosts a small outdoor table and has plenty of room for pot plants. It's also a great addition to extend your space on sunnier days, bringing the outdoors in with the patio doors wide open.



Statement family spaces

For more formal dining, there is also a separate dedicated dining room across the hallway, perfect for special occasions.

You'll notice the wall speakers in here, belonging to the sound system that features throughout the ground floor - ideal to get the party started or create a chilled ambience that's not limited to only one room.

Once the main event of your evening is over, a spacious and cosy lounge awaits, adjacent to the kitchen.

Modern and minimal but punctuated with quirky aesthetics, the wooden panelling housing the wall mounted TV and inset open fireplace certainly make a statement. With plenty of scope to add your own furniture, this space along with the rest of the downstairs, is ready to become your instant family home.





Stylish home working

The staircase from the hallway leads you up to the first floor where a wide landing area awaits, decorated with the same Italian glass brick you see smartly placed around the property.

Any family that needs an office to work from can't fail to be impressed with the incredible mezzanine gallery space overlooking the gym. Ideal for a

productive home office, it lends itself to an L-shaped desk to sit at and admire the views of the stunning arched windows below.

On this level you'll also find the fifth bedroom which is currently used as a storage space, but has the added bonus of a smaller room attached - ideal for converting to an en-suite with a sink already present.



“ I find it easy to concentrate on my work here. It's a relaxing space and I feel like I'm really organised up there.”

Magnificent master bedroom

Without any doubt the focal point of the first floor is the vast master bedroom.

It would be more fitting to describe this amazing space as a suite, with a central low level TV / media island separating the bed from a whole sitting area overlooking stunning countryside views.

The adjoining walk-in wardrobe is a room in its own right, offering unrivalled storage, a large dressing area and two soft window seats as a perfect place to start your day.



“ The master bedroom is a really private space away from the busy house with everything you could possibly need to relax and enjoy your own company. ”





Be prepared to be wowed by the ultimate luxury en-suite bathroom. This huge space offers a five-star hotel experience, featuring a statement free-standing bath taking pride of place on a raised granite plinth, his & hers individual vanity units, private toilet area and a fully tiled expansive walk-in shower area.



Lower level luxury

Sneak down the staircase from the hallway and you'll arrive on the lower ground floor of the home.

Three glorious double bedrooms are found here, all with modern en suites renovated within the past three years.

It's fair to say that no expense has been spared, allowing your family or guests to enjoy a taste of luxury while staying here.

The largest of the three bedrooms on this floor is currently set up as a twin room. It has a large walk-in wardrobe for full length hanging clothes and the bathroom is spectacular. It features a chic Victorian & Albert, free standing slipper bath with Verona iridescent mosaic tiles above and a quality walk-in shower, as well as a sink mounted on a stunning floating marble surface.



“Completing the en-suites in the downstairs bedrooms was a big project as they were all completed within six months. I aimed for a luxury finish, so my guests get a chance to really pamper themselves.”



The further two bedrooms comfortably accommodate a double bed and each have matching built-in wardrobes. The bathroom in bedroom three has been finished with stylish matt marble effect tiles throughout, leading into the walk-in shower. Next door maintains the modern style with a polished tile finish, boasting both a bath and shower, as well as a high-quality quartz topped vanity unit. All three bedrooms overlook the garden and offer a great place to rest and relax away from the hustle and bustle of the communal family spaces on the floor above.

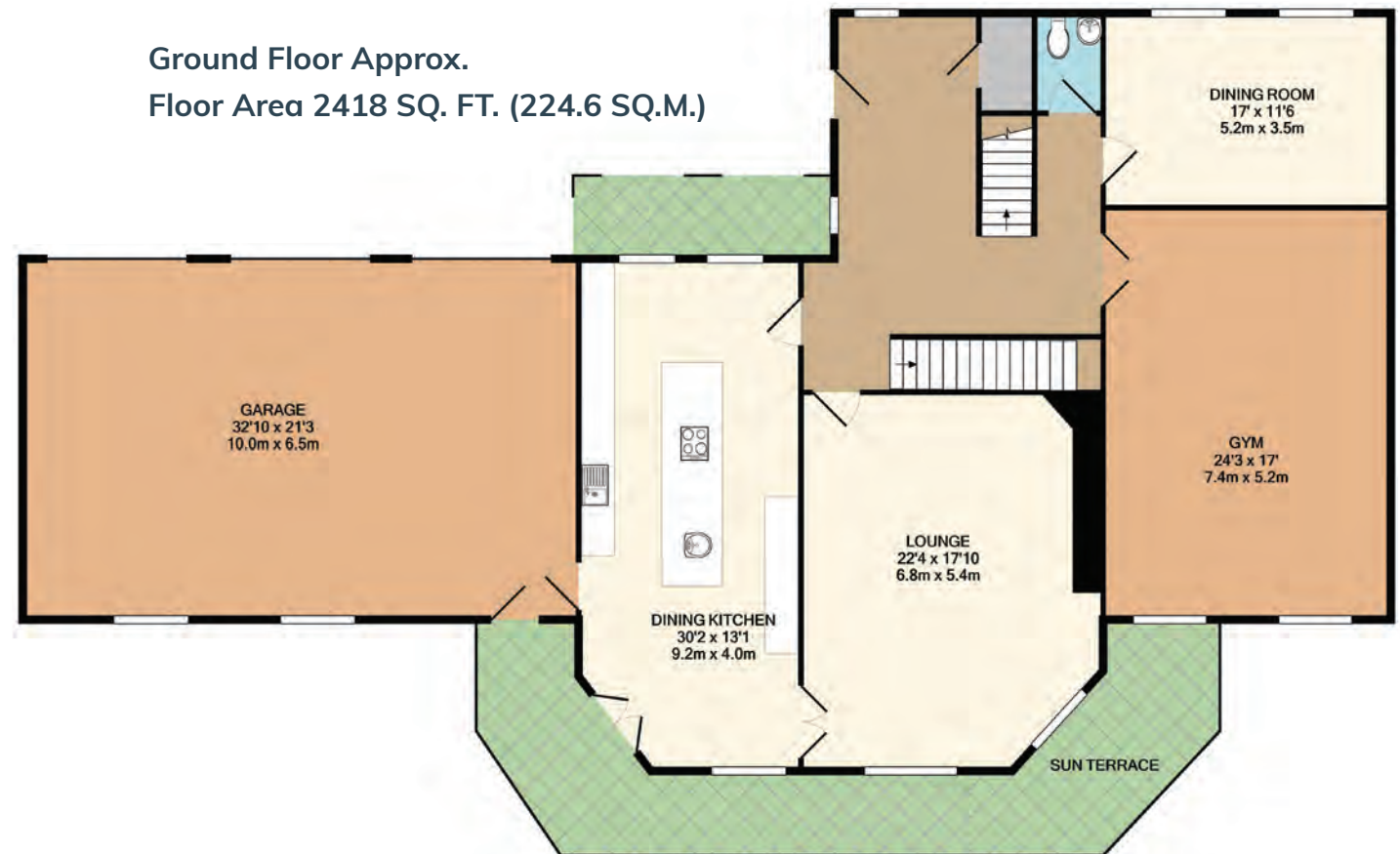


FLOOR PLANS

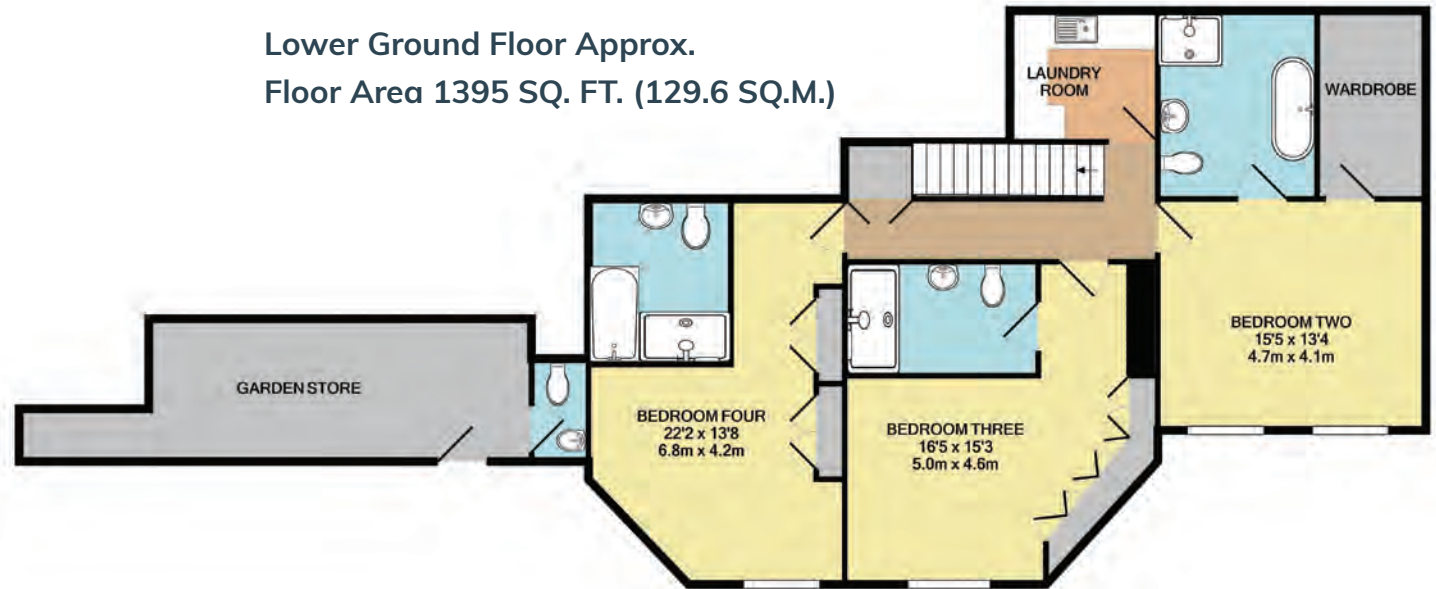
Total Approx. Floor Area 5273 SQ. FT. (489.9 SQ.M.)

PROPERTY FEATURES

- Five Bedroom Executive Style Detached
- Four Separate Reception Rooms
- Modern Dining Kitchen and Formal Dining Room
- Gymnasium and Contemporary Office
- Expansive Master Bedroom with Dressing Room and Bathroom
- Modern En-Suites Throughout
- Large Driveway and Triple Integral Garage
- South Facing Sun Terrace, Garden and Patio
- Close to Open Countryside and Local Amenities
- Close to Motorways and Rail Links



Lower Ground Floor Approx.
Floor Area 1395 SQ. FT. (129.6 SQ.M.)



1st Floor Approx.
Floor Area 1460 SQ. FT. (135.6 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.

Excellent outdoor space

You'll be unsurprised to see that the outdoor space on offer at this property is without doubt as well maintained and loved as the inside.

A block-paved driveway together with a walled parking area can comfortably hold six cars, while also providing access to a three car garage with triple electric doors. The inside of the garage has been impressively tiled and in addition to a place for the cars has ample space for extra storage, an additional utility room area and a new boiler system which is less than three years old.

At the rear of the property, the main garden is well stocked with flower beds and has an array of mature trees including three silver birch, four sycamore and one large acer which are all protected.





“ The neighbours will tell you that I’m not afraid of putting on my overalls and getting stuck into the garden; it’s really rewarding. ”



Explore the area

With the quaint village of Darrington in one direction and the market town of Pontefract in the other, there’s a nice balance of choice for local amenities.

Head to Darrington to visit the highly recommended local pub, The Spread Eagle which serves craft ale along with homemade gastro food. A highly regarded primary school, rural walking trails and a small convenience store with a Post Office are also on your doorstep.

Pontefract has everything you could need from a small town including further primary and high school education. Visit here for supermarkets, a broader range of bars and eateries and to gain access to the M62 motorway linking Hull, Leeds and Manchester. Xscape leisure centre is full of attractions for the whole family including a cinema, soft play activities, high-street and designer clothes stores and a fantastic dry ski-slope.

The property is also conveniently placed to the side of the A1 to make journeys north and south for business or pleasure extremely easy.

ENERGY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Cavendish House, 2 Tumbling Hill, Carleton, WF8 3SA

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



To View Cavendish House
☎ 01977 802477
✉ team@enfieldsluxe.co.uk