



A WARM WELCOME

Nestled between the village of Darrington and the market town of Pontefract, drive up secluded, tree-lined Tumbling Hill to find Westwood – a prestigious family home impressive in both size and style.

Westwood offers everything you would need and more than you would expect from a five-bedroom detached property, with the advantage of being set between both rural and urban surroundings.

Behind secure private gates, this property oozes exclusivity.

It offers beautiful outdoor areas to enjoy and immaculately kept spacious interiors, perfect for both a growing or a large family.

This home has been renovated to an impeccably high standard over the past decade with first-class finishing



touches in every room, and has evolved perfectly to suit the demands and requirements of the modern-day family.

Due to the number of rooms and social spaces to choose from, the layout offers plenty of flexibility and scope for the next homeowners to

design their own lifestyle.

Offering fantastic curb appeal complete with a charming traditional front door and an abundance of wooden-leaded windows, you must take a look and won't be left disappointed once you step inside.



LASTING IMPRESSION

If you're looking for a home that makes an impactful first impression, it helps that one of the most inspiring areas of Westwood is its lavish hallway which hits you with grandeur as soon as you step inside the front door.

Both tall and wide with two skylights allowing natural light to pour through, this space certainly sets the tone for the entire house.

For the current owners, this area is a sacred place at Christmas as it plays host to their huge 15-foot Christmas tree and was one of the big selling points for them when they first purchased the property.

Light and airy with neutral decor, punctuated with oak doors and finished with polished Yorkshire stone flooring, it's the perfect blend of practical and stylish.

Before you head up the sweeping staircase, there is a downstairs WC plus two useful storage cupboards.



“ We drove past this and said ‘that’s a good-looking house’ – this really appealed to us. To this day when I drive past, it puts a smile on my face. ”

FEATURE-FILLED KITCHEN

This tastefully designed L-shaped kitchen-diner boasts reams of storage and is a space that you'll be proud to host in.

In keeping with the rest of the home, the decor is neutral and classic but striking.

Features such as the solid granite worktops and splashback, no less than four ovens, a double wine cooler and large Belfast sink suggest that no expense has been spared when creating the current owner's dream kitchen.

The finishing touches offer no compromise in modern luxury including sunken spotlights, tall column radiators, electrical sockets on the island and of course, an integrated hot tap.



“ This has been an excellent family house. We've got four children and it's been enough for them to grow up in and have their friends' round and still feel comfortable. ”





If you're looking for a more formal dinner setting, a larger dining room is just down the hallway for entertaining extra guests.



FLAWLESS FAMILY HUB

This property is ideal for large families in more ways than one.

There's enough square-footage for everyone to retreat for some well-earned quiet time and private space but also spacious individual rooms for the whole family to come together.

This was one of the most appealing factors of the house for the current owners who have both an ample lounge area and a dedicated TV family room to bring them all together - perfect for cosy nights in with a film or a more competitive games console evening.



The dual-aspect lounge is full of character, featuring beautiful exposed beams and a large stone fireplace with living flame fire taking centre stage. The neutral decor keeps it fresh, without distracting from the cosy cottage feel. The double patio doors out to the garden mean any gathering can extend out onto the stone-flagged terrace above the garden when the weather invites it.



A HOUSE WITHIN A HOME

**To the far right of the property –
branching off from the kitchen – the
annex area of the ground floor offers
endless potential.**

Complete with a snug sitting room,
kitchen area, double bedroom and
fully tiled bathroom including a
separate bath and shower, it's a perfect
additional self-contained home.

This space can provide a top-class
guest experience or work as an area of
independent living for a family member
from either an older or younger
generation.



“ It’s a lovely quiet location. It feels like you’re
in the country because of the space we have
but you’re not. ”

Set away from the main upstairs bedrooms, this area of the house has a unique feel to it.

Its clean décor and the way in which it complements the rest of the property makes it a real star attraction.



PREMIUM PERSONAL SPACE

The upstairs space in the house is neatly divided into two and split by a wide landing stretching above the downstairs hallway.

On one side is the master suite with a super king size bed below two skylights for plenty of natural light. The en-suite bathroom oozes class, housing a free-standing roll top bath, Jack & Jill double basin and a separate shower cubicle, finished with natural wood flooring and chic grey panelling.



Complete with the wooden beams as a staple feature and an added walk-in wardrobe facility, the master bedroom offers the full package and the ultimate luxury relaxation space.





Across the landing, you'll find three double bedrooms of almost equal size meaning everyone will be satisfied with their personal space. One of these bedrooms comes complete with its own en-suite, while the final two share the house bathroom which boasts a large tub, separate shower cubicle and unique painted wall mural.

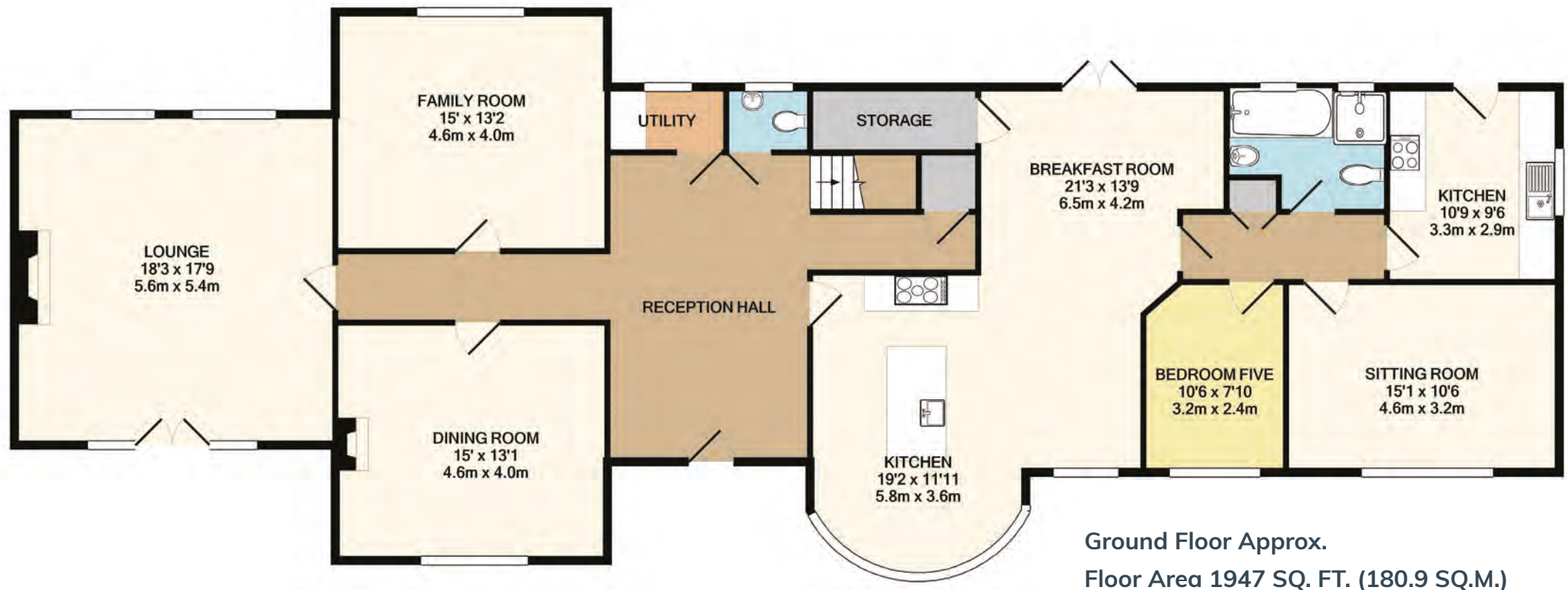


“It's a great place to live and make happy memories”



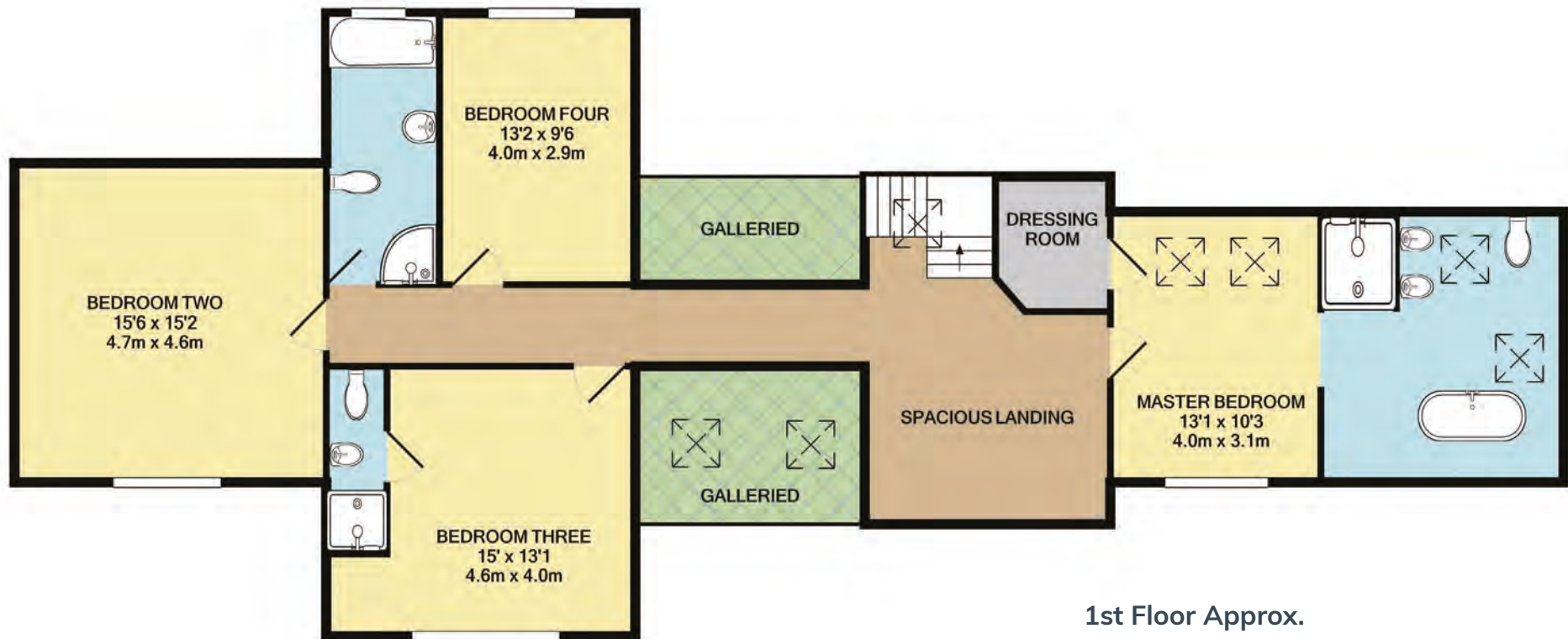
FLOOR PLANS

Total Approx. Floor Area 3171 SQ. FT. (294.6 SQ.M.)



PROPERTY FEATURES

- Expansive Five Bedroom Detached
- High Quality Specification Throughout
- Five Separate Reception Rooms
- Good Sized One Bedroom Self Contained Annex
- Open Plan Modern Kitchen with Breakfast Room
- Modern En-Suites to Both Master and Guest Bedrooms
- Expansive Lawn, Stone Flagged Patios and Sun Terrace
- Electric Gated Driveway and Double Garage
- Sought After and Private Semi Rural Location
- Close to Motorway and Rail Networks



1st Floor Approx.

Floor Area 1224 SQ. FT. (113.7 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.

A PERSONAL PARKLAND

With so much outdoor space at your disposal, this property's garden feels as though it can reinvent itself time and time again.

A stone-flagged patio encircles the entire house and offers a multitude of seating areas to admire your surroundings from, including the stunning magnolia tree which flowers every spring. A variety of mature trees, floral beds and planted borders provide your own personal parkland, with no need to venture outside of your own garden to enjoy a family picnic in the great outdoors.

At present, there are a choice of two outdoor dining spaces with a BBQ area to the side and a bistro table setup to the rear, but there is scope for so much more.





The garden comes complete with privacy, secured behind electric gates and a state-of-the-art CCTV system spanning around the entire property.

Away from the main garden area, an impressive and immaculately kept driveway can comfortably hold eight cars for the family and visitors, while there's further workshop space plus a generous double garage which offers a three-phase power supply for those who may need it.



EXPLORE THE AREA

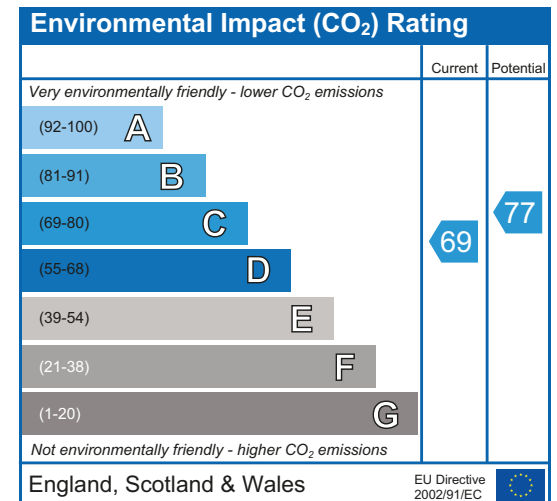
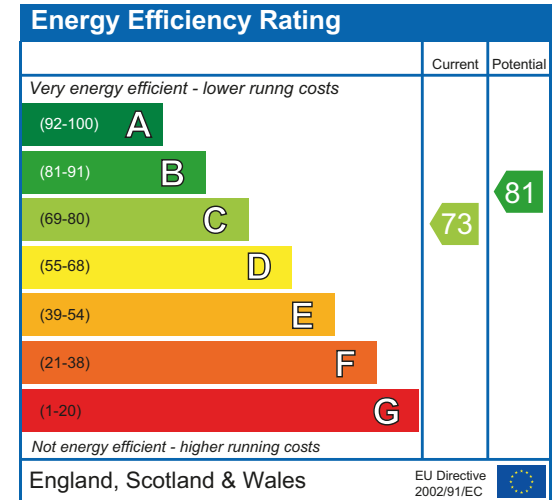
With the quaint village of Darrington in one direction and the market town of Pontefract in the other, there's a nice balance of choice for local amenities.

Head to the heart of Darrington to visit the highly recommended local pub, The Spread Eagle which serves traditional and 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.

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

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 kids including a cinema, soft play activities, high-street and designer clothes stores and a dry ski-slope is only a 10-minute drive away.

ENVIRONMENT & ENERGY





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