

Went Edge
House





A rural gem

Welcome to Went Edge House; a stunning family home in every sense of the word.

This luxurious four-bedroom property is a dream home in waiting, with individuality throughout.

Lovingly styled and built by the current owners in 2008, every aspect of stylish modern living has been carefully catered for and the attention to detail shines through.

Rich outdoor space, idyllic village location and inspiring interiors. It has it all.



A stunning approach

Upon entering through the electric double gates, be prepared to be blown away by the grand exterior of this property.

A perfectly manicured, south-facing lawn lined with mature trees and curated topiary outlines the gravel driveway which leads you to Went Edge House.

Passing the detached annexe on the left, you'll be overwhelmed at how peaceful and inviting the first impressions feel.

In keeping with the country manor house ambience, a substantial oak porch was installed a year ago to compliment the oak double doors and, upon stepping inside onto

the beautiful parquet floor, you'll immediately feel at home.

The reception hall creates a jaw-dropping statement at first glance after being opened up and styled into a stunning sitting room, complete with a view of the open staircase.

The huge fireplace surrounded with fitted alcove units take centre stage and the space benefits from the natural daylight pouring down from the floor above. Expect nothing beyond this point to be run-of-the-mill.





Live in luxury

They say the kitchen is the heart of the home and you'd struggle to find more of a sociable space than this.

The airy, vast L-shaped room accommodates cooking, dining and lounging spaces in equal measure, giving flexibility for large groups when hosting and simply space galore for a busy family to interact every day.

The design is sophisticated and timeless, featuring the classic combination of grey shaker-style walnut units and luxurious granite and marble worktops. No expense has been spared with finishing details or the appliances which include the iconic Aga set into the hearth, further integrated ovens and a double integrated fridge. Despite the extensive size, comfort is maintained by the under-floor heating throughout.

With a breakfast bar at the island and ample space for a dining table, the best seat in the house after dinner has to be on the sofas looking out to panoramic views of the garden and the landscape beyond, thanks to the dual aspect bi-fold doors.



“ I always wanted a big kitchen with a sitting area and island so that the kids could sit and do their homework while I am cooking or baking. ”





Further to the main kitchen lies a huge utility area to the right, which is perfect for concealing the laundry and washing. Storage space is impressive with tall, fitted cupboards and a

corner seat area for hanging coats opposite the side door. Here you'll also find a WC which currently doubles up as a boot room. Dog owners will rejoice at the addition of a large Belfast sink

complete with a shower head; perfect for hosing the dogs or muddy shoes down after a long countryside walk.

Stylish formal dining

Whilst any family would spend a huge amount of their time in the kitchen to both dine and socialise in stylish surroundings, a separate dining room behind the double doors provides flexibility, especially for more formal occasions.

Similarly to the kitchen, the room is brought to life in summer with fabulous views of the garden, leading out to the patio through another set of bi-fold doors.

This room equally holds its own in winter when the open fire is roaring.





Chic spaces

Completing the ground floor plan, a stylish WC that wouldn't be out of place in an upmarket cocktail bar and a further two reception rooms are located directly off the main reception hall at either side of the entrance door.

Currently, one is used as a snug room and the other an office, but with plenty of flexibility if the family dynamics demanded multiple offices or a separate playroom.

Both rooms are in character with the chic style of the property with feature fireplaces and large leaded windows to benefit from plenty of light due to the south-facing position.



A winding staircase leads to an open and airy landing with easy access to each of the four bedrooms.

Waiting for you at the front is a bonus balcony space, perfect in the summertime to fling open the patio doors and enjoy an al fresco coffee and newspaper.





“ We wanted to create a great entertainment space. We’ve been able to host birthday parties for all the kids. It works so nicely and all the social spaces just flow together. ”



Suite dreams

Inspired by the style and design of the plush Firmdale Hotels group in London, the master bedroom is a stunning space to relax and unwind.

Not to miss out on the balcony action, this fantastic feature room has its own outdoor terrace to admire the field views.

In addition to this, you'll enjoy the benefit of a walk-in dressing room with fitted wardrobes and the most incredible en-suite.



You'll never want to leave the bathroom, complete with a free-standing tub, a vanity unit with twin basins and a large wet-room style shower featuring a mosaic tiled built-in seat.

Traditional yet contemporary with stunning attention to detail and texture from the panelled walls to the architraves, this home really is the epitome of sophistication.



Individually eclectic

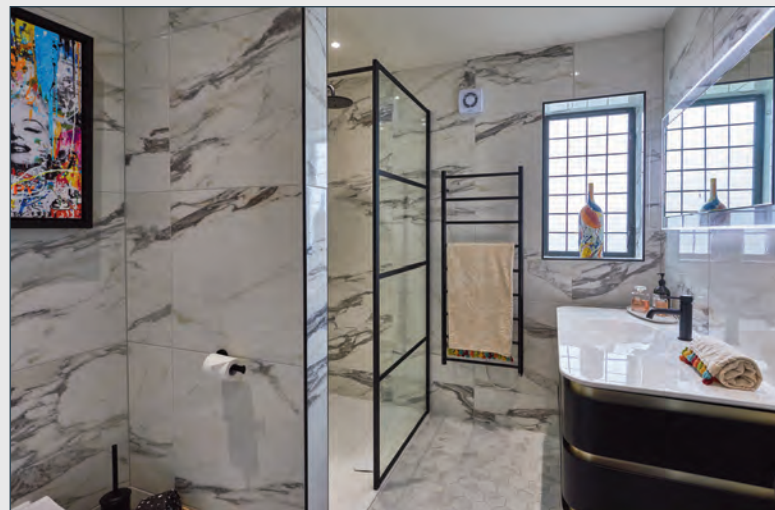
Continuing along the landing, you'll be excited to open the remaining bedroom doors.

Three generous double rooms have been designed individually to reflect the personalities of the family but the bonus is that each is equally as large and luxurious, which is a rare find and removes any notion of compromise.

There's also plenty of floor space for additional furniture or seating areas to allow older children or teenagers to enjoy some peaceful alone time in their own surroundings.

Every bedroom also boasts its own en-suite luxury shower room.

Each is unique, stylish and finished impeccably to the highest standard, fully tiled and with larger than average showers.





“ We all designed our own rooms with our own (private) bathrooms so we've all got our own space and own tastes in décor. ”



Breathtaking grounds

The rear garden stretches beyond expectations, so far that there's a concealed area where you might assume the boundary ends that has potential and space for a paddock.

With astounding views over to Wentbridge and Brockadale woods, it really is the cherry on top of a magnificent family home.

Ultimate privacy is achieved and with the recent addition of a bespoke patio and three oak framed gazebos, you'll feel immersed into a spa hotel environment in your very own grounds.



“ We all absolutely love the panoramic views from the garden – they're amazing. ”





From entertaining to relaxation, the oak structures house a large outdoor dining table, bbq area and hot tub. For families that love to host friends, it's the ultimate party space.

With a hugely generous lawn and beautifully kept borders, there's already a summer house in situ and an additional patio directly outside the house, yet plenty of extra square footage to develop any of your outdoor passions.

One of our favourite quirks is the secret walled patio, which is nestled behind pretty blue stable gates and opens outside the utility room.



Admired accommodation

Head back over to the front garden where you've already spotted the triple garage which has been converted to a gorgeous one-bedroom annexe, while still retaining some of the garage space on the ground floor.

This additional accommodation is the jewel in the crown for anyone seeking a separate guest room or perhaps those living with older children or relatives that wish to stay a stone's throw from the family home.

Upon entering the ground floor you'll step inside an upscale compact kitchen - but its size does not mean that it's lacking in style or practicality. Designed to a similar aesthetic and high spec as the main house kitchen, the Belfast sink and solid oak doors feel instantly charming. Head upstairs into the apex of the roof to find a bright and airy, open-plan space thanks to the skylight, quirky round window and ceiling spotlights.



“ I love the homeliness and warmth that comes with this and the overall design. ”

A living area at one end and a bedroom at the other are currently separated with a ceiling-height dresser, but a partition wall could be added if you choose. Compared with the grandeur of the main house, it's compact but not without storage space

and beautifully finished with traditional country features, including wooden floors and chic neutral decor.

Residents of the annexe have their own bathroom which is fully tiled and boasts a large shower enclosure, basin and WC.



Floor Plans

Total Approx. Floor Area 3903 SQ. FT. (362.6 SQ.M.)

Ground Floor Approx.

Floor Area 2212 SQ. FT. (205.5 SQ.M.)

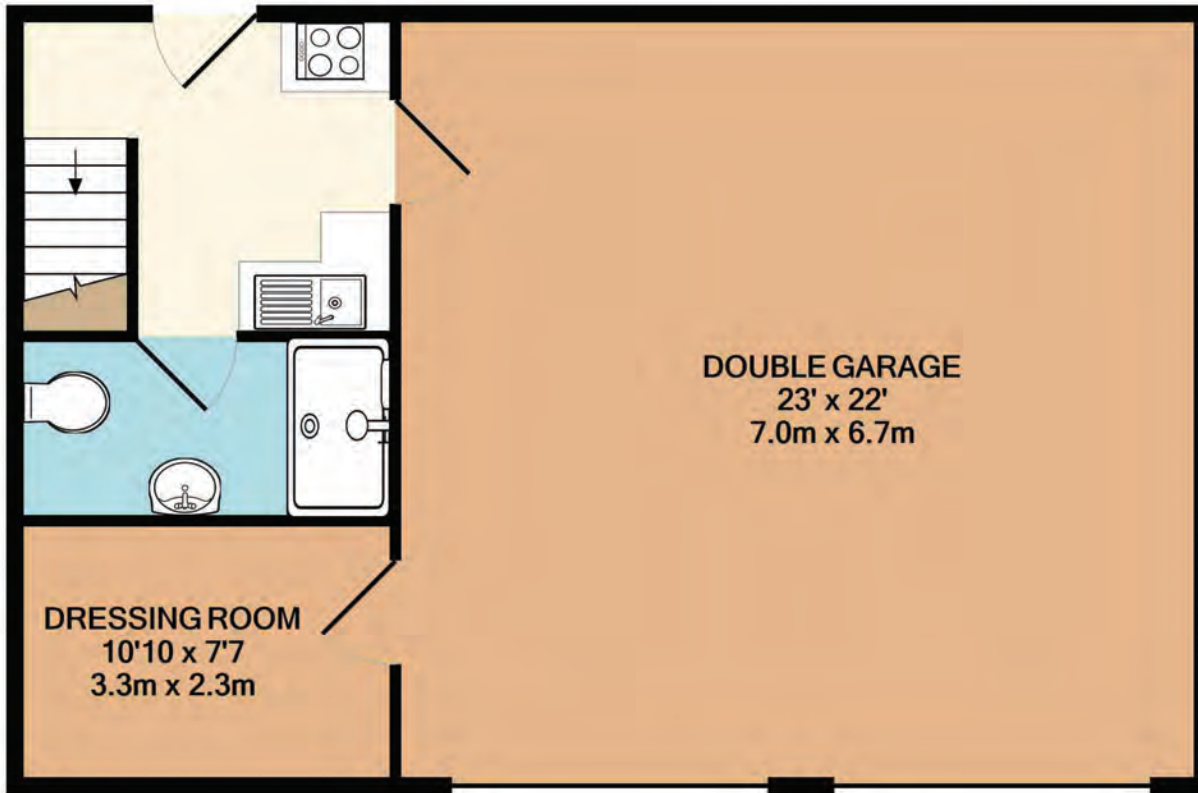


1st Floor Approx.

Floor Area 1690 SQ. FT. (157 SQ.M.)



Annexe Floor Plans Total Approx. Floor Area 1186 SQ. FT. (110.2 SQ.M.)

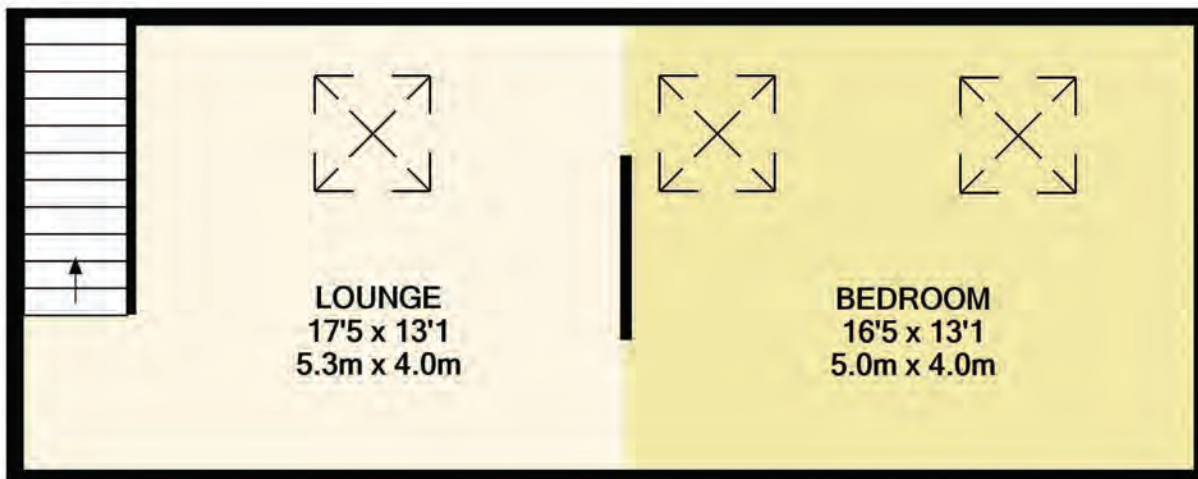


Ground Floor Approx.
Floor Area 743 SQ. FT. (69 SQ.M.)

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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1st Floor Approx.
Floor Area 443 SQ. FT. (41.2 SQ.M.)

Area to explore

If you're in the market for a traditional, pretty Yorkshire village, we'd be surprised if Kirk Smeaton hasn't already made it onto the shortlist.

Facing its sister village Little Smeaton across the River Went, Kirk Smeaton is the most southerly village of beautiful North Yorkshire and it's easy to see why it's so sought after.

Rurally idyllic and renowned for its warm country charm, there's an abundance of woodland walks on your doorsteps surrounded by open fields and the peaceful patter of Brockdale Woods and Nature Reserve.

But this beautiful seclusion doesn't come at the expense of village amenities. The highly rated Shoulder of Mutton is an old-fashioned village pub which plays a central role at the heart of the community. It offers the perfect place to catch up with your fellow villagers over a cold, crisp pint or glass of wine.

Opposite here is also a small post office which stocks enough everyday essentials to avoid travel to larger nearby towns, freeing up more time to relax in your fantastic new surroundings.

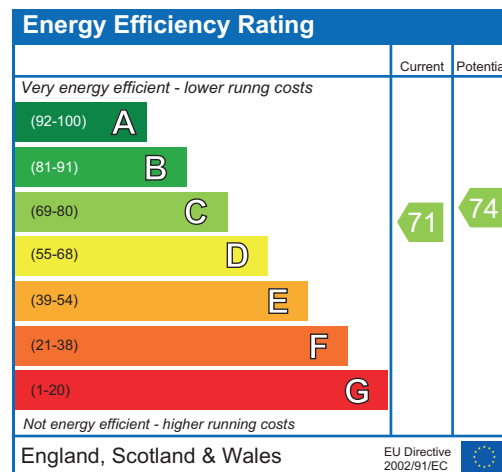
The village primary school comes with an excellent reputation and there's a choice of nearby secondary schools as well as the established Quaker School offering a private option just a few miles away in Ackworth.

Property Features

- Four/Five Bedroom Substantial Detached
- Elevated Panoramic Views Over Countryside and Nature Reserve
- Immaculate Finish and High Specification
- Expansive Family Space with Five Separate Reception Rooms
- Large Double Bedrooms all with Modern En-Suites
- Detached Self Contained One Bedroom Annexe
- Approximately 1.7 Acres Plot Including an Acre Garden (or Paddock) Electric Gated Sweeping Gravel Driveway and Double Garage
- Ideal Position for Commuting with A1, M62 and M1 Network Close
- Close to Public and Private Primary, Secondary and Tertiary School



Environment & Energy





Went Edge
House

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