

7
Cow
Lane
ZOMERSLEY



Pristine family home

Situated in the heart of picturesque Womersley, this four-bedroom detached family home is perfect for those seeking an idyllic countryside lifestyle within a small village community.

Turn off Main Street and onto Cow Lane, where this attractive double-fronted cottage sits, nestled behind a reclaimed Yorkshire stone wall that encases the driveway - offering a good amount of off-street parking.

The current owners have enjoyed almost a decade here and carried out a full renovation to the highest standard.

The tasteful interiors include high-quality flooring, finishing touches such as oak doors on both levels and flush anthracite grey windows installed only last year.





Every detail has been completed to a high specification from front to rear and the property has been modernised throughout, including a brand new boiler and commercial-standard electrics for peace of mind.

If you're looking for a dream home to move straight into, you won't find a more stylish place than this.



“ We've renovated the whole home lovingly over the years and tried to do it all to a modern, luxury standard. ”

Kitchen of dreams

It's easy to see why the whole family naturally gravitate towards the kitchen; it's the wow factor of the home.

Forming part of the new rear extension, there has been no expense spared in this state-of-the-art, living-dining area.

Tastefully decorated with a light and airy aesthetic, the space feels polished and elegant.

Neutral greys are contrasted with white marble floor tiles and quartz worktops, illuminated with ceiling and floor level spotlights for ambience and sparkle.

The high-gloss units themselves are neatly positioned along one side of the room, allowing the huge island to take centre stage.

Housing the sink and a double wine cooler, with enough space to comfortably seat six at the breakfast bar, it's the perfect set-up for a growing family that loves to host.



“ The kitchen extension was a massive project and it's by far our favourite room in the house. ”



With room for two further seating areas, including a large corner sofa and eight-seater dining table, space for wall-mounted 85" TV and integrated Sonos sound system, this kitchen really is the heart of the home and a hive of activity.

It comes as no surprise that you'll find every appliance you could dream of and more for a luxury lifestyle.

The slick units conceal two fridges, two freezers, a double oven and integrated mini bar, plus you'll find a pop-up charging point on the island and a wide electric induction hob.

Underfloor heating ensures that you're cosy in the winter, and the incredible 5 metre wide bi-fold doors finish the room spectacularly, with views out to the stunning garden.



“ The kitchen is 64 square metres of space, just perfect for entertaining and family time. ”



Immaculate outdoor space

Slide open the bi-fold doors and immerse yourself in the outdoor space that is as pristine and hi-spec as the interior.

The current owners thought of everything when designing this stylish, secluded garden.

Here you'll find outdoor electrical sockets, exterior hot and cold taps and of course, the practical yet immaculate grey Indian stone flags.

Despite the benefit of being a south-facing sun trap in the summer, they wanted to ensure it could be enjoyed all year round.



A large hot tub, that could potentially be included in the sale, is nestled underneath a sturdy wooden pagoda structure, sheltered from the rain but retaining a lovely view of the house and the enormous permanent seating area adjacent.

After a dip, cosy up around the in-built fire pit, which is fuelled by gas bottles to eliminate any difficult maintenance.

With the addition of a small lawn area and second large table and chairs for dining al-fresco, there's plenty of opportunity to host a sizeable party without compromising on space or comfort.

The garage storage space resides in the second half of the extension, complete with a stylish

anthracite grey Hormann electric door in keeping with the new windows and doors.

Womersley properties are fuelled by oil rather than gas, so you'll find the tank neatly hidden away in the corner of the garden.

The house is secured at the back with electric gates for added privacy, that open onto a long-gravelled drive for rear access.



Hidden gems

Despite having ample storage and workspace at your disposal in the kitchen, busy families will love the additional utility which is an extra room in its own right.

Finished to the same high standard as the beautiful kitchen, here you'll find handy cupboard space, a sunken chrome sink and the washing machine - so you can hide away your laundry without spoiling the open plan minimalist feel next door.

Within this corner of the house, you'll be pleased to find a WC to impress your guests.

Furnished with a contemporary hidden cistern toilet, floating sink, heated towel rail and a luxury mosaic tile finish, it wouldn't look out of place at a five-star spa.





Adjacent to this is the original converted garage room, recently renovated to create a chic, modern home gym.

Complete with underfloor heating and ceiling spotlights, it could equally be used as a snug TV room or playroom, depending on the family dynamics.



Work-life balance

Working from home has become more popular in recent years so it's a real luxury to have a dedicated study that comfortably houses more than a single desk.

Ideally situated at the front of the house to separate yourself from any hustle and bustle, this cosy room finished with real wood flooring will keep you organised and efficient in your busy working life.



Luxurious living space

The final room on the ground floor is the lounge, a more traditional style sitting room featuring a real log burner set upon a granite stone fireplace.

Offering plenty of space for large furniture and an oversized sofa to snuggle down in, it's a wonderful addition to complete the living areas of the home and allows everyone in the family to have their own space.



“ When we bought it, we noticed the size of the rooms straight away and saw the potential of the space. ”

Spacious sleeping

The central oak staircase leads up to four fantastic double bedrooms on the first floor, split between the front and rear of the house.

Continuing the neutral modern decor, the master bedroom is light and well proportioned, with the addition of an impressive en-suite.

As large as some traditional family bathrooms, this modern suite comprises a free-standing bath tub with floor mounted tap, huge double enclosed shower, stylish vanity unit sink, toilet and heated towel rail.

Fully tiled from floor to ceiling, you'll never tire of using this space.



Bedroom two is just as spacious, with plenty of floor space to comfortably fit a super-king bed plus additional furniture.

This also has the added benefit of a beautiful three-piece shower room with a stylish modern finish.

Facing out to the garden, bedrooms three and four are almost equal in size so you'll never have to worry about guests or children vying for space.

The simple and classic decor means they are a true blank canvas, ready for your own personality to be injected.

Both bedrooms share the central family bathroom, with its chic clean lines and luxury finishes.

Textured mosaic tiles, a stunning freestanding slipper bath and large shower cubicle complete this little haven, conveniently situated at the top of the stairs.



Explore the Area

The North Yorkshire village of Womersley is a walkers paradise and a dog owners dream, with its picturesque scenery and beautiful wildlife.

Among the local trails, you can explore neighbouring villages Kirk Smeaton and Cridling Stubbs as well as passing the tributaries of the nearby Rive Swale and River Went.

Kirk Smeaton is a fantastic walk for all the family to enjoy. Once you get there you'll be greeted by a well-deserved pint at The Shoulder and Mutton public house. This is also the home of the nearby primary school – rated one of the best in Yorkshire - which runs a return bus daily for pupils to get to and from with ease.

For secondary education, you're spoiled for choice falling into a number of nearby catchment areas including schools in Pontefract, Selby and Doncaster.

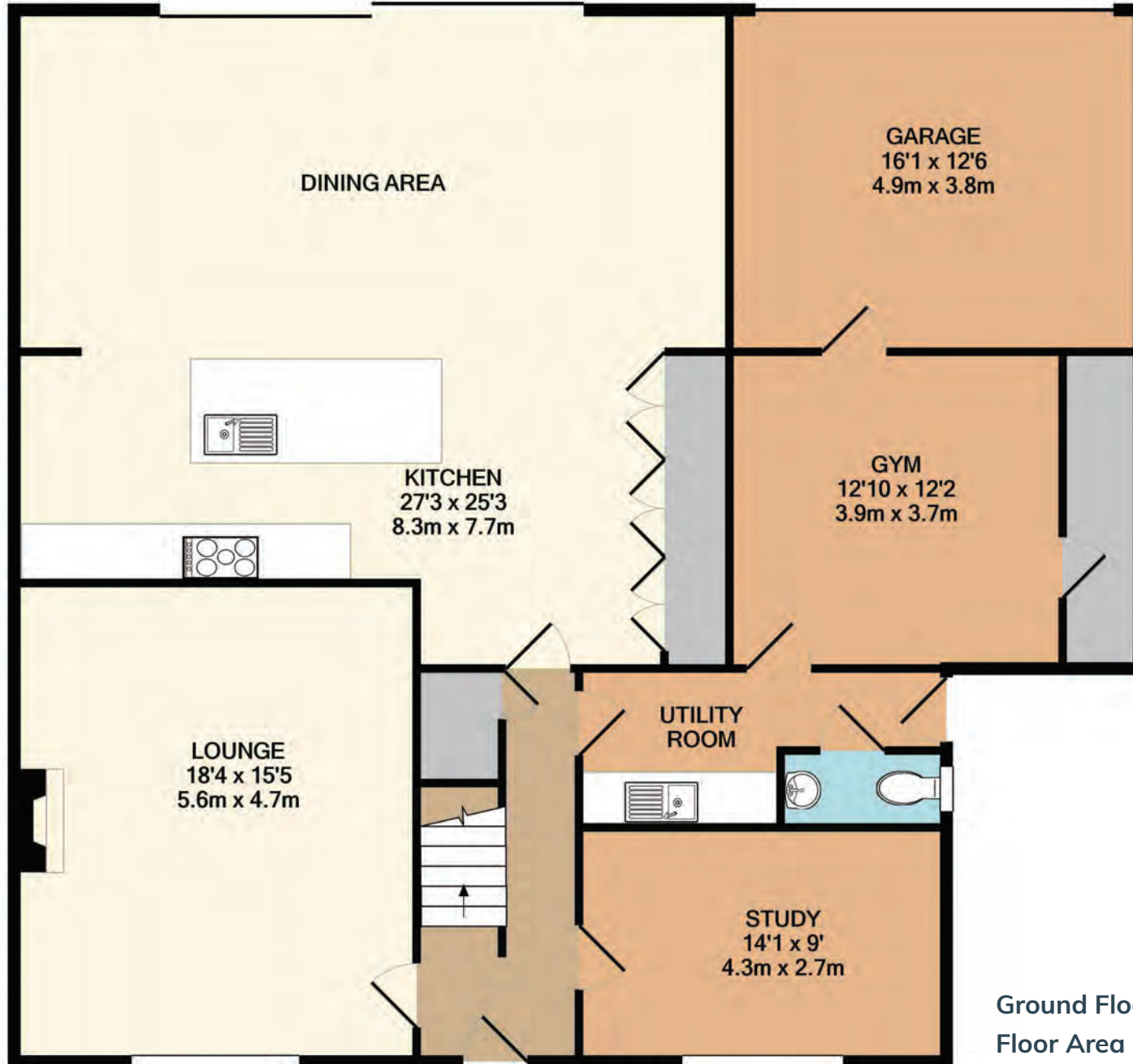
Within Womersley itself, the popular stop-off point is the locally renowned Courtyard Tea Room which is perfect for a tasty treat.

The village also hosts the Blue Lagoon Diving & Leisure facility located at Spring Lodge Lake and lovingly named due to its stunning colour.

This rural beauty is not without escape though. For everyday essentials, you are within six miles of nearby market town Pontefract with its historic castle and an abundance of amenities including supermarkets, local shops, restaurants and bars. The cities of Leeds, York and Sheffield are all within a half-hour drive too for those moments when you want to burst out of your quiet village abode.

FLOOR PLANS

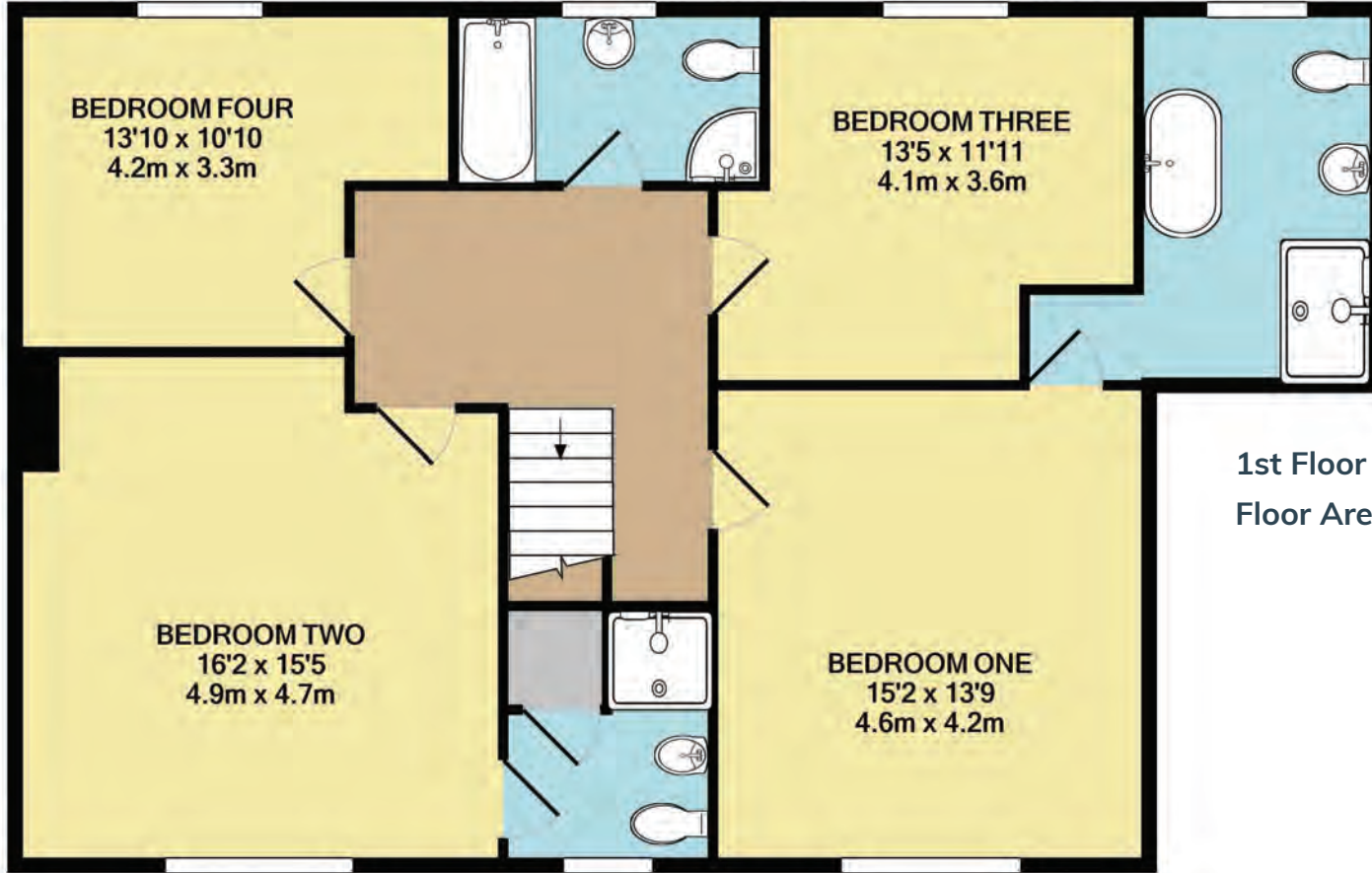
Total Approx. Floor Area 2681 SQ. FT. (249.1 SQ.M.)



PROPERTY FEATURES

- Stone Built Four Bedroom Detached
- Immaculate and Contemporary Throughout
- Expansive Open Plan Dining Kitchen/Family Room
- Good Sized Office and Gymnasium
- Modern En-Suites to Both Master and Guest Bedrooms
- Modern Four Piece Family Bathroom
- Driveways to Front and Rear with Integrated Garage
- Southerly Facing Garden with Dining and Fire Pit Patios
- Village Location with Easy Access to Open Countryside
- Close to Motorway and Public Transport Links

Ground Floor Approx.
Floor Area 1632 SQ. FT. (151.6 SQ.M.)



1st Floor Approx.
Floor Area 1049 SQ. FT. (97.5 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.

ENERGY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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