



Carleton Grange Stables, Carleton,

£300,000

MARTIN&CO

Carleton Grange Stables, Carleton,

House - Semi-Detached 3 Bedrooms, 2 Bathroom

- Quiet & highly sought after location in the old village of Carleton
- Substantially extended creating a particularly spacious home for the most discerning of buyers
- Boasting a sun drenched first floor balcony with far reaching views over farmland
- Beautiful landscaped gardens with full width decked area, ideal for entertaining
- Ideal for the commuter being within a short drive of the A1 in turn providing access to motorway network
- Fabulous lifestyle opportunities all within easy reach, plus gorgeous walks close by
- Well regarded schools, plus the renowned Ackworth Quaker school are within easy reach
- **SIMPLY MUST** be VIEWED to APPRECIATE the STYLE & LUXURY this SUPERB HOME offers
- EPC RATING
- COUNCIL TAX BAND C

Welcome to Carleton Grange Stables in the highly regarded and sought after "old" village of Carleton, Pontefract! This charming semi-detached house offers a delightful blend of luxury, comfort and style, perfect for those seeking a spacious home in a tranquil setting.

Step inside to discover two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two generous double bedrooms, a cosy single bedroom, and two bathrooms finished to a high specification, there's plenty of space for the whole family to enjoy.

One of the standout features of this property is the sun-drenched first-floor balcony, offering stunning views of the beautifully landscaped gardens and farmland beyond. Imagine sipping your morning coffee here or unwinding with a glass of wine in the evening - pure bliss! The stunning gardens offer a fabulous space for outdoor entertaining or simply relaxing, having a selection of patios and seating areas you will be spoilt for choice

For those who value convenience, this home is perfect for commuters, with easy access to the A1 and the motorway network. Whether you're heading to work or exploring the nearby area, you'll appreciate the excellent transport links.

If you enjoy an active lifestyle, you'll love the fabulous opportunities this location offers. From leisurely walks at The Rookeries and serene surroundings to exploring the charming village, there's something for everyone to enjoy.

Don't miss out on the chance to own this substantially extended home that caters to the most discerning buyer. Embrace the tranquility, the convenience, and the lifestyle this property has to offer. Book a viewing today and make Carleton Grange Stables your new home sweet home!



Reception Hall

A composite front entrance door with Georgian panes opens into this inviting hall, having a solid bamboo wooden floor, a spindle staircase leading to the first floor, a UPVC double glazed window to the side aspect and a central heating radiator.

Reception Room One

The focal point of this charming lounge is a contemporary floating limestone fireplace housing a flue less living flame gas fire and having a UPVC double glazed window to the front aspect which is furnished with white shutters. and a central heating radiator. Another feature of this room is the quality built in wall units with display shelves but very cleverly includes concealed office furniture and desk which is ideal for those working from home or studying.

Reception Room Two

This particularly generous reception/dining room has space to take a large dining table and chairs and also a sitting area looking out towards the rear garden where the patio doors open to the decked patio. A special feature of this room is the black industrial style adjustable ceiling light and wall light, There is a UPVC double glazed window to the rear aspect, there are downlights and coving to the ceiling, quality laminate floor, and central heating radiator.

Kitchen

Having a range of white high gloss wall, base and larder cupboard units with display lighting and includes a integrated dishwasher, double electric oven/grill, five ring gas hob and a chimney style extractor hood over. The timber style worksurfaces incorporate an inset stainless steel sink with mixer tap over and tiled splashbacks. Having a tiled floor with underfloor heating, a UPVC double glazed window to the side and rear aspect, plus a composite stable style rear external door.

Utility Room/WC

Having plumbing for an automatic washing machine and vent for tumble dryer. Low flush WC, hand wash basin and a tiled floor.

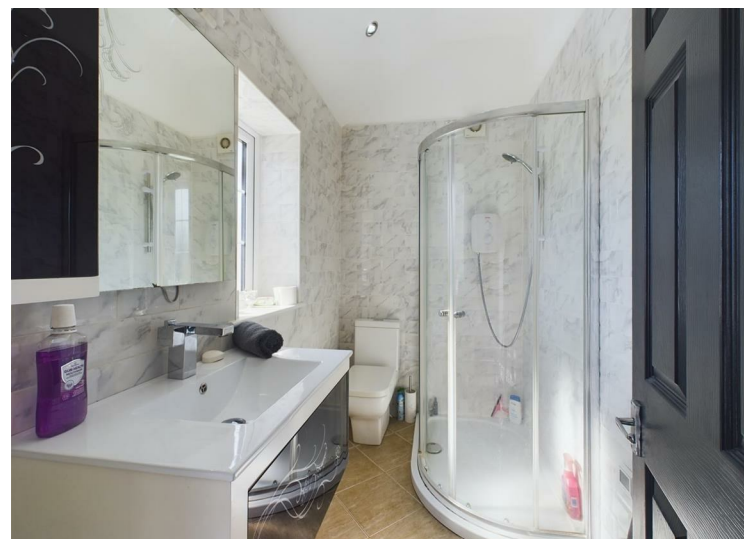
First Floor Landing

Providing access to the three bedrooms, house bathroom and shower room, there is a dressing area with built in wardrobes/storage. There are downlights to the ceiling, loft access and external door opening to the balcony.

Balcony

Master Bedroom

A lovely light and airy room having two UPVC double glazed windows to the rear aspect and a central heating radiator. Having coving to the ceiling and built in wardrobes



Bedroom Two

A generous double bedroom being virtually the same size as the Master, having a useful built in linen cupboard offering lots of storage space, two UPVC double glazed windows to the front aspect and a central heating radiator.

Bedroom Three

Currently used as a dressing room by the owner. Having a built in storage cupboard which houses the central heating boiler. Over the small bulkhead is shoe storage plus a wall of shelving and hanging rails. There are UPVC double glazed windows to the front and side aspect, plus a central heating radiator.

House Bathroom

A beautiful house bathroom which has a vaulted ceiling with downlights and is furnished with a modern four piece suite comprising a panelled bath with thermostatic shower and screen over. Ladder style central heating radiator, low flush WC, a bidet and a circular ceramic sink set within a storage unit with marble top. This luxury bathroom has tiled walls and floor with underfloor heating and a frosted UPVC double glazed window to the front aspect.

Shower Room

A further luxury bathroom which also has a vaulted ceiling with downlights and is furnished with a modern three piece suite comprising a Quadrant shower cubicle, low flush WC, and a unit housed hand wash basin. A chrome ladder style central heating radiator, tiled walls and floor with underfloor heating and a frosted UPVC double glazed window to the rear aspect.

Outside Front

The property is tucked away off the beaten track from Carleton Road and leads to a forecourt which provides space to park two cars.

Outside Rear

Simply WOW! Stunning landscaped gardens, comprising a choice of patios and seating areas, a decked pergola, plus low maintenance artificial turf lawn.

VENDOR VIEWPOINT

My tucked away 'haven' of 4 Carleton Grange Stables, offers the best of both worlds - a quiet, semi-rural setting yet within walking distance, or a 5 minute drive, of Pontefract town centre. This is affordable living in the most sought-after postcode in the area - also, being down a private lane, there is no noisy passing traffic. With an impressive square footage of 1205.56, it

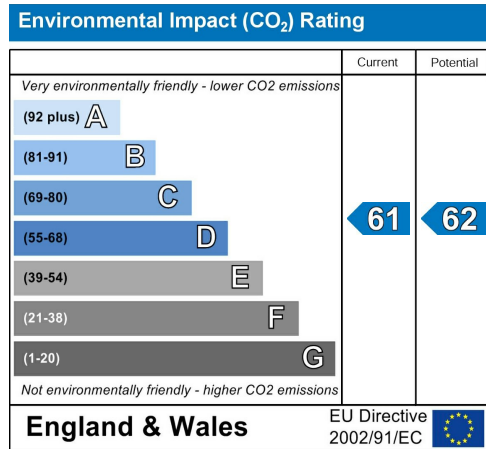
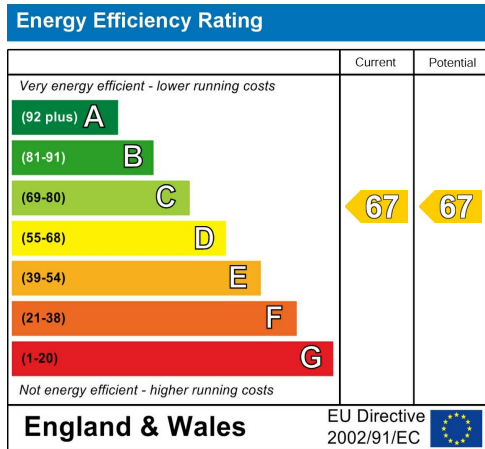
really does need to be seen to be fully appreciated.

The south Pontefract area is very well connected, with easy access to the A1 and M62, plus three train stations - from here it's possible to be in Doncaster, Wakefield, Leeds or York in less than 30 minutes.

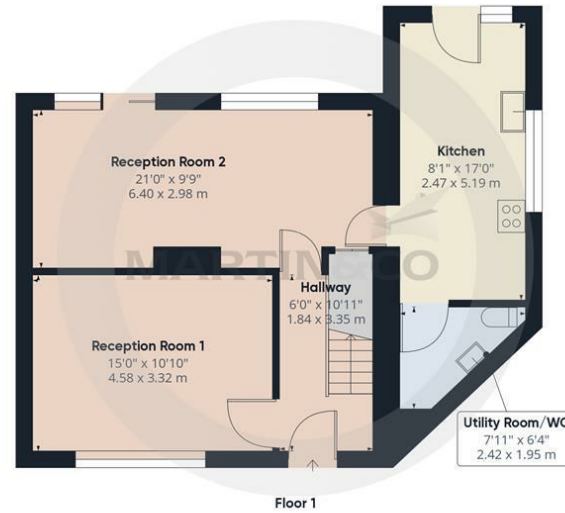
The house itself is a stylish 3-bed semi, set up ideally for a couple, housemates or a small family. It has walk-in wardrobes and 2 bathrooms - to help busy mornings to run smoothly, plus a modern kitchen with separate 'lootility'. Downstairs is a cosy living room with a gas fire and built-in display / home office unit; and, with entertainment firmly in mind, a large lounge / dining room with patio doors opening into the fabulous garden. Upstairs there is also a balcony, opening off the landing, offering a bird's eye view of the colourful 'oasis' of a garden below.

Scarcely overlooked and very low maintenance, the extensive garden has a Mediterranean feel with bright colours, palm, olive and fruit trees. Ample seating is provided by stone walls separating the decking, pergola, patio, gravel and turf areas. The large garden is in two sections - the first for entertaining and the other ideal for greenhouses, an allotment or a garden room.

For any furry members of the family, there are many fantastic walks in the area which may even take you via a lovely pub or two!

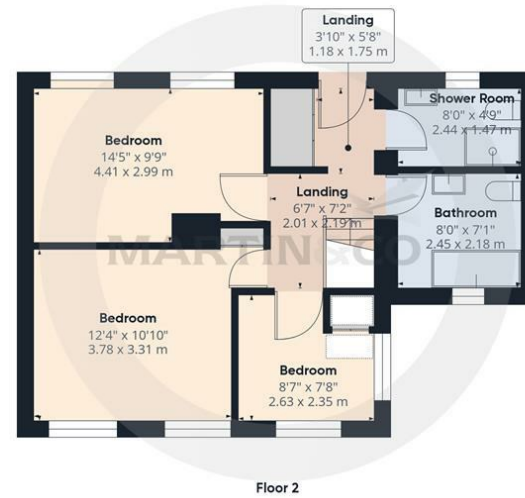






Approximate total area⁽¹⁾

1124.29 ft²
104.45 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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