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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(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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Main Street, Little Smeaton, WF8 3LF Unique Purchase with No Onward Chain **Offers in Excess of £700,000**

(Main House) Four Double Bedroom Property : Open Plan Modern Dining Kitchen with Utility Room : Master Bedroom with Dressing Room and En-suite : Family Bathroom and En-suite to Bedroom Two : Sun Room Serving as Main House Link to Cottage : (Cottage) Three Bedroom Stone Property : Ideal for Extended Family or Rental Income : Approx 1/2 Acre Garden with Views Over Went Valley : Electric Gated Entrance Leading to Multiple Off-Street Parking

PROPERTY DETAILS

FAMILY FARMHOUSE

Brimming with potential and bursting with countryside charm. Enfields brings magnificent Manor Barn to market – ideal for those seeking a picture-perfect lifestyle in a sought-after village with a renovation project all rolled into one.

Located in the extremely desirable North Yorkshire village of Little Smeaton, this seven-bedroom property dating back to the 1900s is waiting for new owners to put their stamp on it and has all the hallmarks of a dream family home.

As well as its prestigious location in its exclusive postal code, Manor Barn offers curb appeal in abundance crafted from traditional Yorkshire stone, epitomising the country cottage dream.

The U-shaped foundations of the property sit around a picturesque rose adorned courtyard, tucked away behind wrought-iron gates and stone boundary wall with a garage and ample off-street parking within. It's here that you'll enter the home via one of three exterior doors on this side – each giving its own warm welcome. Before exploring the sizeable ground floor, you'll already have noticed the potential to divide this vast property into two separate living quarters – allowing different family dynamics or business opportunities to thrive.

Set back furthest from the road and enjoying views of the garden is the newest part of the home which was added in the mid-2000s. The ground floor comprising of a large lounge and a sizeable dining kitchen featuring a Range cooker and built-in appliances. Both rooms lead out to the garden through French doors. You'll find your own hot tub hideaway room tucked in the corner of the house – guaranteeing a luxury lifestyle awaits.

Above this on the first floor, is a modern four-piece family bathroom plus three double bedrooms – one of which comes complete with an en-suite.

To complete the main home, on the second floor, you'll find the master suite offering ultimate privacy up its own flight of stairs. The quirky shape and dormer windows ensure character continues throughout.

This room also boasts an en-suite shower room with 'Jack and Jill' wash basins plus a full length wardrobe/storage cupboard.

HOME FROM HOME

In the original wing connected by a single-story sunroom is the floorplan of a potentially separate three-bedroom cottage of its own. Upon entering the lounge with its open staircase, you'll notice original farmhouse features including solid wooden floors and oak internal doors. On the ground floor is also a modest-sized kitchen and separate dining room, plus a downstairs W/C to finish.

The first floor offers two double bedrooms, a spacious dressing room which could be used as a bedroom if required and a traditional family bathroom complete with decorative panelling and a roll-top tub.

SERENE SURROUNDINGS

The exterior space is equally impressive as the far-reaching rear garden spans 350 metres and takes you on a calming journey all the way down from a large wooden decking area right to the edge of the flowing River Went at the bottom. With views across open fields and into the sister village of Kirk Smeaton, this authentic semi-rural lifestyle is easy to sign up for.

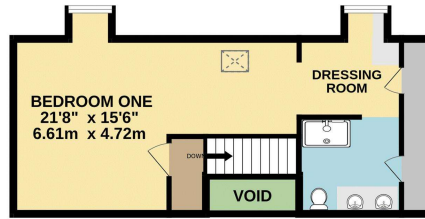
You'll be situated in idyllic surroundings with the peaceful patter of Brockdale Woods on your doorstep.

The community-orientated villagers come together daily when enjoying a cold, crisp pint in the in the highly rated village pub, dropping off the children at the quaint village primary school and when stocking up on essentials supplies at the small post office and convenient local store, all in the neighbouring village of Kirk Smeaton. The nearby villages of Wentbridge and Darrington as well as the market town of Pontefract ensure a broader range of amenities are easily on hand too. The combination of this property's size, charming location and endless potential really does make it one of a kind.

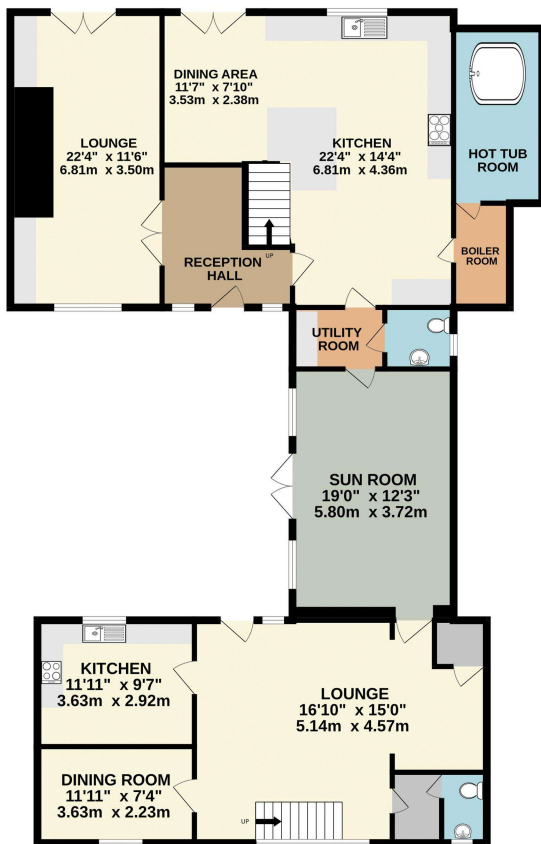
Freehold and Council Tax Band F.

FLOOR PLANS

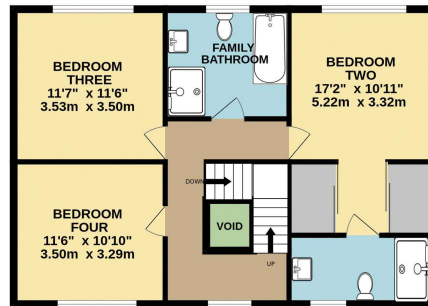
2ND FLOOR HOUSE
415 sq.ft. (38.6 sq.m.) approx.



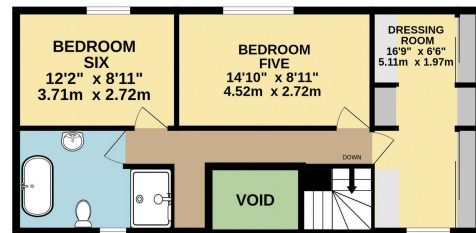
GROUND FLOOR HOUSE
& COTTAGE
1684 sq.ft. (156.4 sq.m.) approx.



1ST FLOOR HOUSE
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR COTTAGE
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 3346 sq.ft. (310.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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