

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

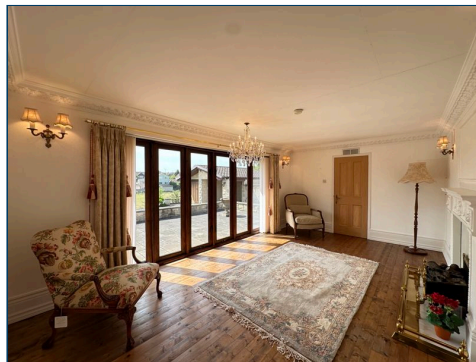
enfields

2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

enfields



Wentdale, Little Smeaton, WF8 3LX Four Bedroom Detached Bungalow **£800,000**

**Highly Sought After Village Location With Stunning Countryside Views :
Expansive Plot with Potential to Further Develop : Charming Country Style
Kitchen : Character Details Retained Throughout : Multiple Bright Reception
Rooms : Spacious Bathroom and Split Wall Toilet : Generous Well Maintained
Garden Space With Multiple Seating Areas : Significant Off Street Parking and
Detached Garage : Close to Local Amenities such as Shops, Pubs and Primary
School**

PROPERTY DETAILS

Enfields are delighted to bring to market this expansive and versatile four-bedroom detached bungalow offering the perfect blend of countryside charm, spacious living and exciting potential.

COUNTRYSIDE CHARM

Brimming with potential and wrapped in the tranquillity of rural North Yorkshire, this expansive detached bungalow offers both comfort and opportunity in the heart of the sought-after village of Little Smeaton.

From the moment you arrive, the home's generous plot and picturesque surroundings set the tone. Field views to the front provide an ever-changing natural backdrop, while multiple entrances and a spacious footprint give the property flexibility to suit a variety of lifestyles.

CHARACTER & COMFORT

Step inside to find a welcoming interior where charm runs throughout. The wood kitchen, complete with character beams, is the heart of the home, perfect for family gatherings or quiet breakfasts. Three separate reception spaces – a lounge, sitting room, and dining room – offer versatility, enhanced by details such as coving and French doors that lead out to the garden. A central house bathroom serves the home, ensuring practicality matches charm.

PRIVATE AND PEACEFUL OUTDOOR SPACES

A stunning lawn lies to the front and beyond this boundary you'll find sweeping rural views and the gentle flow of the river at the garden's edge. The rear walled courtyard garden delivers a private haven and provides a sense of seclusion perfect for family BBQs or simply relaxing with a book.

There is a variety of off-street parking for multiple vehicles, alongside a garage for secure storage or additional parking. With its expansive plot size, this property also offers significant development potential (subject to planning), making it equally appealing to those looking for a forever home or a future investment.

A VILLAGE LIFESTYLE WORTH SIGNING UP FOR

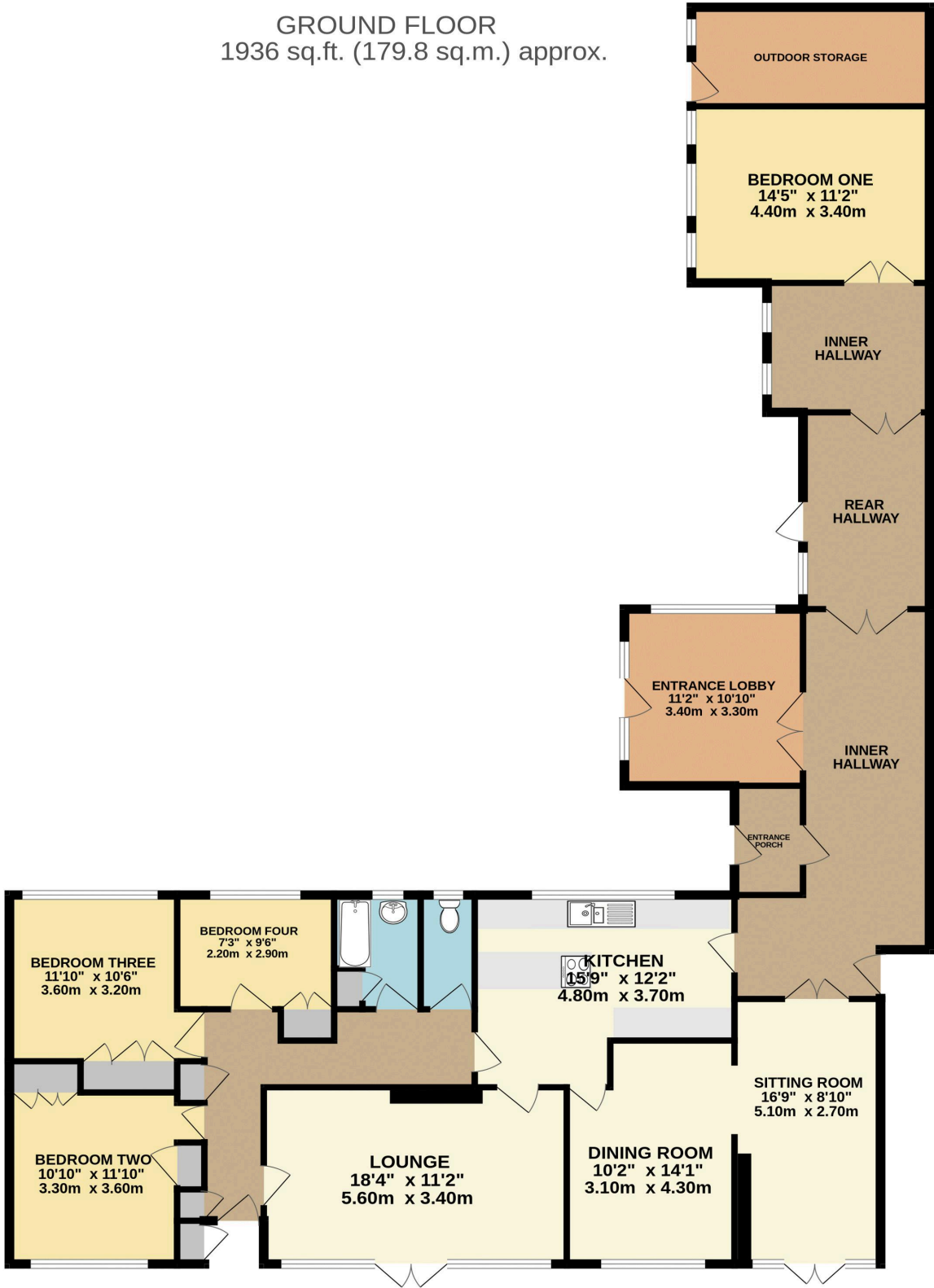
If you're dreaming of life in a quintessential Yorkshire village, Little Smeaton is sure to capture your heart. This charming spot offers the best of country living, set close to the River Went and Brockadale Woods, with no shortage of peaceful woodland walks and breathtaking scenery. Despite its tranquil setting, village life here comes with all the essentials. Just over the bridge in neighbouring Kirk Smeaton, you'll find the much-loved Shoulder of Mutton – a traditional village pub at the heart of the community, perfect for catching up with friends over a crisp pint or a glass of wine. Opposite, the local post office and store stock everyday essentials, saving you trips to larger towns and leaving you with more time to enjoy your beautiful surroundings.

Families benefit from an excellent primary school in the village, along with a choice of nearby secondary schools and the renowned Ackworth School offering a private education option just a few miles away. Nearby Wentbridge is home to the elegant Wentbridge House Hotel – ideal for afternoon tea – and the popular Blue Smoke Artisan Pizza Restaurant. And with the A1 only moments away, you'll have quick access to the wider motorway network, connecting you easily in every direction.

With its space, charm, and endless possibilities, this home is a rare opportunity to enjoy single-storey living in one of North Yorkshire's most desirable rural settings. Freehold: Energy Performance Rating F: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1936 sq.ft. (179.8 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.8 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.
Made with Metropix ©2025