



EST. 1800

WOOD FARMHOUSE

DONCASTER ROAD



ONE-OF-A-KIND FARMHOUSE

A contemporary family home that is steeped in character and bursting with period features is often hard to come by, but that's exactly what you'll find here at Wood Farmhouse. Dating back to the 1800s and perfectly located in the North Yorkshire village of Whitley, this unique four-bedroom property has been completely renovated yet enjoys all the rustic charm of a traditional farmhouse. The classic double fronted exterior is coupled with an immaculate private garden, plus two garages and a workshop that are ripe for conversion should you be keen for a project. Step inside to appreciate the care and attention to detail that has been poured into retaining the heritage of this one-of-a-kind home.

"We always wanted a home with a different style and that's probably why we've stayed here so long."



A STUNNING START

The property features both front and rear entrances with an expansive block paved driveway at the back, concealed behind secured wooden gates. Catch a glimpse of the immaculate garden before you head in through the rear door to land in the utility room which has been designed as a charming boot room to practically complement the kitchen next door.



Characterful details and traditional touches from the Yorkshire stone floor to the oak internal doors and column radiators that feature throughout, set the tone for the home ahead.

“We’ve tried to modernise the property while always retaining its authenticity because this isn’t a standard four-bedroom home.”



HANDCRAFTED TO PERFECTION



"We commissioned a local woodwork teacher to renovate the kitchen using pine wood and he handcrafted everything to fit just right."

Epitomising countryside living, the light and bright kitchen is a real showstopper. This stunning room has been stripped back and restored to create a design fit for modern living while retaining historical features including rustic oak beams and a Rangemaster oven taking centre stage within the chimney breast. Bespoke pine shaker-style units are topped with new granite worktops and utilise every inch of space effectively to wrap around the dining table in the middle. Owing to the glass paned doors and large window overlooking the garden, natural light pours through effortlessly, making this the perfect breakfast spot to prepare for the day ahead.



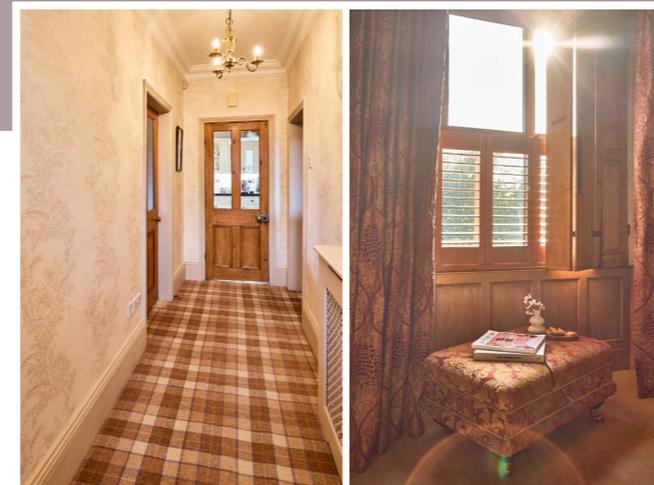


STYLE & SOPHISTICATION

For more formal occasions, the traditional dining room is next door which lends itself to hosting dinner parties and Christmas gatherings. Tall ceilings coupled with the large bay window featuring original wooden shutters add a sense of grandeur and sophistication. The room is finished beautifully with an original cast iron fireplace that was relocated from one of the first-floor bedrooms to give it the limelight it deserves. Across the hallway at the front of the house, the largest reception room is the outstanding lounge.

“This has always been our family home and it has so many special memories for that reason.”

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Classic and timeless in style, mirroring some of the period features that we have seen so far including original beams, window shutters and high ceilings, this really is a homely space for all the family to enjoy. The decorative antique fireplace comes into its own during the winter months when the embers are glowing, but equally in the spring and summer you'll enjoy a peaceful view out to your front garden.



TRIUMPH OF A RENOVATION

Down a couple of steps to the lower level is a converted versatile space currently used as a snug for the teenagers and finished with engineered wood flooring. With ample space for a large corner sofa and tucked away from the main living areas, this could equally serve as a fantastic playroom, office or cinema room thanks to the minimal window light and spotlights overhead.

“It was always great to give the kids their own private space out of the way of the main rooms of the house.”

It's unusual to claim the family bathroom as one of the highlights of a home, but as you ascend the stairs towards the first floor, this triumph of a renovation sits on the mid-level above the snug, before you reach the bedrooms. Despite the luxury fittings surrounding you, your eyes will instantly be drawn to the low weathered ceiling beams sporting some of the old hooks and markings from when this was used in the farm.

A gorgeous four-piece suite effortlessly combines the best of old and new with a traditional roll top bath and low-level W/C, contrasted with a contemporary large tiled enclosure featuring a rainfall shower head. The period style column radiator and counter-top wash basin finish the space perfectly, wrapped in tongue and groove panelled walls for a calming, relaxing atmosphere.



“When we moved in, the property had been empty for five years previously and this gave us the chance to strip it all back and create what we wanted.”



LUXURIOUS MASTER

On the first floor you'll find four well-proportioned bedrooms of which the Master is the largest. Situated at the front of the house above the dining room, there's ample space for a super king-sized bed, plus freestanding furniture. The original farmhouse style doors continue throughout this level – one of which leads to an impressive en-suite which sits above the utility room. Taking style inspiration from the main bathroom, you'll find a second freestanding tub with telephone style taps and a large walk-in shower. The 'Jack & Jill' double sinks and seamless chic tiles running floor to ceiling make you feel like you've stepped into a hotel suite.





TIMELESS DECOR

Bedroom two next door is almost equal in size with the added detail of a shallow chimney breast. With soft neutral carpet underfoot, timeless decor and high ceilings emphasising the natural light – anyone who resides here is in for a great night's sleep. The third and fourth bedrooms are both comfortable doubles which would make beautiful children's rooms. Both face the rear of the property, enjoying a view of the garden and the village beyond.



As you head back out of the rear door, you'll be able to appreciate the scope of the exterior offering. You'll enjoy peace and privacy in the garden within your walled and hedge lined boundary surrounding the lawn. A perfectly positioned summerhouse enjoys the sunrays all day long, and the garages wrap around the courtyard driveway which doubles up as a vast patio space during BBQ season.

AN EXTENSIVE EXTERIOR OFFERING

Beyond the electric roller garage door, you'll discover a wonderful space that has been boarded out, fitted with spotlights and currently sporting Porsche-themed flooring – perfect for any race car enthusiast! Above this section and the garage workshop is a second storey in the loft that has huge potential for an annexe conversion. Completing the tour is the picturesque front garden encased with an iron picket fence, featuring a mature monkey puzzle tree and paved pathway leading to the intricate oak porch providing the ultimate kerb appeal.



AREA TO EXPLORE

Nestled in the heart of North Yorkshire, the charming village of Whitley offers the perfect balance of rural tranquillity and convenient connectivity. With its picturesque countryside setting and welcoming atmosphere, it's an ideal place to call home. Whitley boasts a strong sense of community, where neighbours quickly become friends, and local events bring everyone together. The George & Dragon pub is at the heart of village life—a cosy, traditional inn serving up hearty food and a warm welcome. Regular quiz nights and live music events make it a lively hub for residents and visitors alike. For those who love the outdoors, the surrounding countryside offers a network of scenic walks and cycle routes, while the nearby Went Valley provides a peaceful retreat for nature lovers. Everyday essentials can be found at local shops, and for a wider range of amenities, Selby and Pontefract are both just a short drive away. Families will appreciate the well-regarded Whitley & Eggborough Community Primary School, with a range of secondary school options available in Selby and beyond. Despite its rural feel, Whitley is incredibly well-connected. Sitting close to the M62, it provides easy access to Leeds, York, and Doncaster, making it a great choice for commuters who want to enjoy the best of both worlds—village life with excellent transport links.

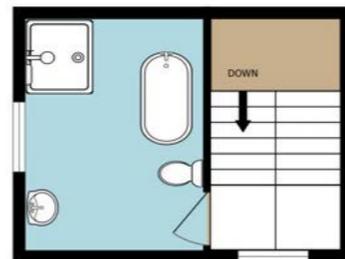
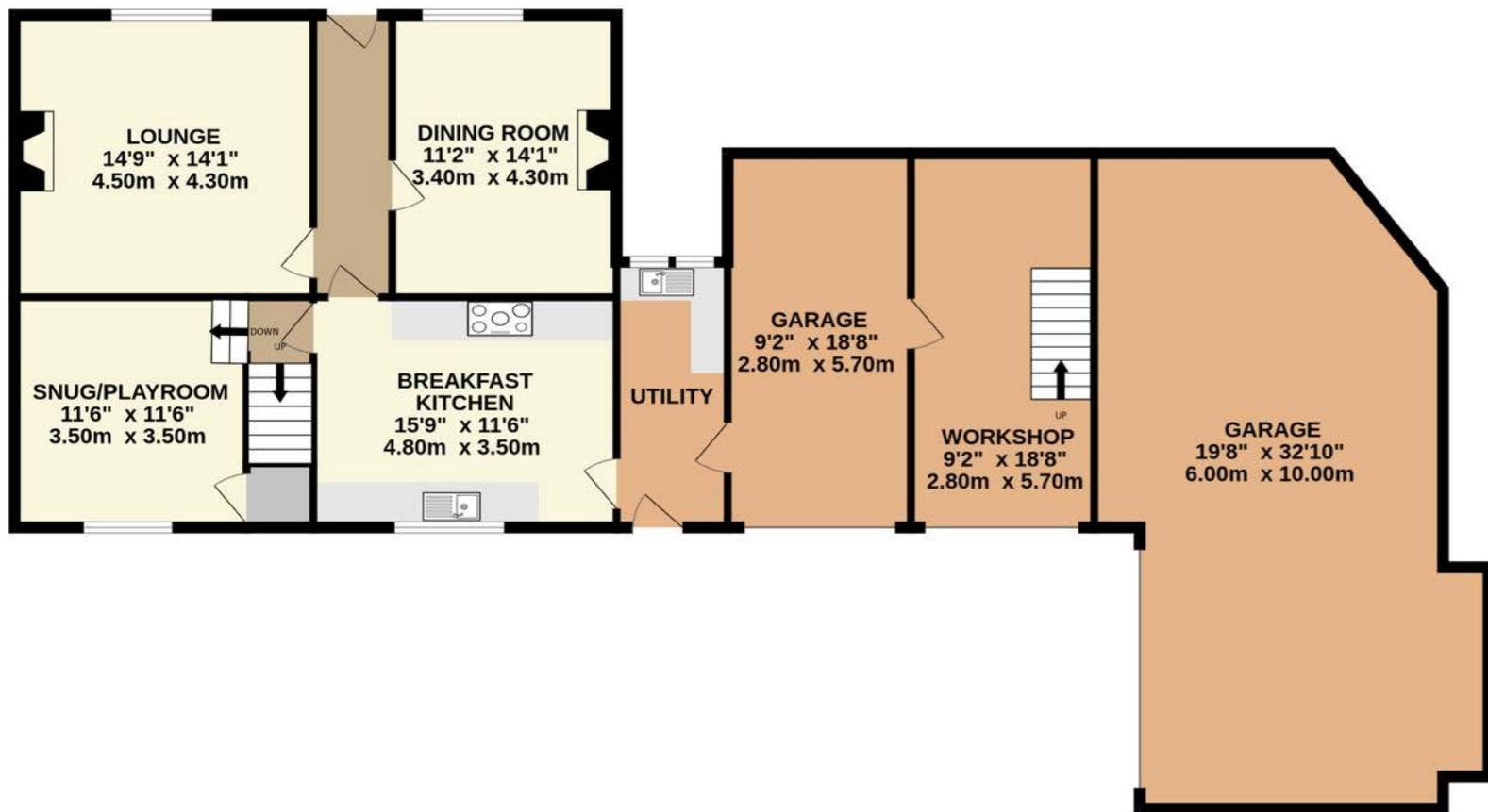


KEY FEATURES

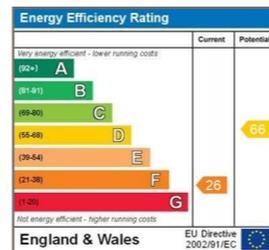
- Stunning Four Bedroom Home with Historic Charm and Modern Comforts
- Exquisite Period Details Including Original Oak Internal Doors and Yorkshire Stone Floors
- Beautifully Restored and Show-Stopping Kitchen with Separate Utility
- Traditional Dining Room and Lounge with Feature Fire and Original Shutters
- Versatile Lower-Level Snug Ideal as a Playroom, Office, or Home Cinema
- A Charming Four-Piece Family Bathroom Renovated to Incorporate Modern and Rustic Styling
- Luxurious Master Bedroom with an En-Suite Featuring a Freestanding Tub and Large Shower
- Immaculate Private Garden Perfect for Outdoor Relaxation with Feature Summerhouse
- Two Garages and a Workshop with a Second Floor Offering Potential for an Annexe
- Peaceful Village Position Offering Scenic Countryside Walks and Easy Access to Major Transport Links
- Freehold Property and Council Tax Band E



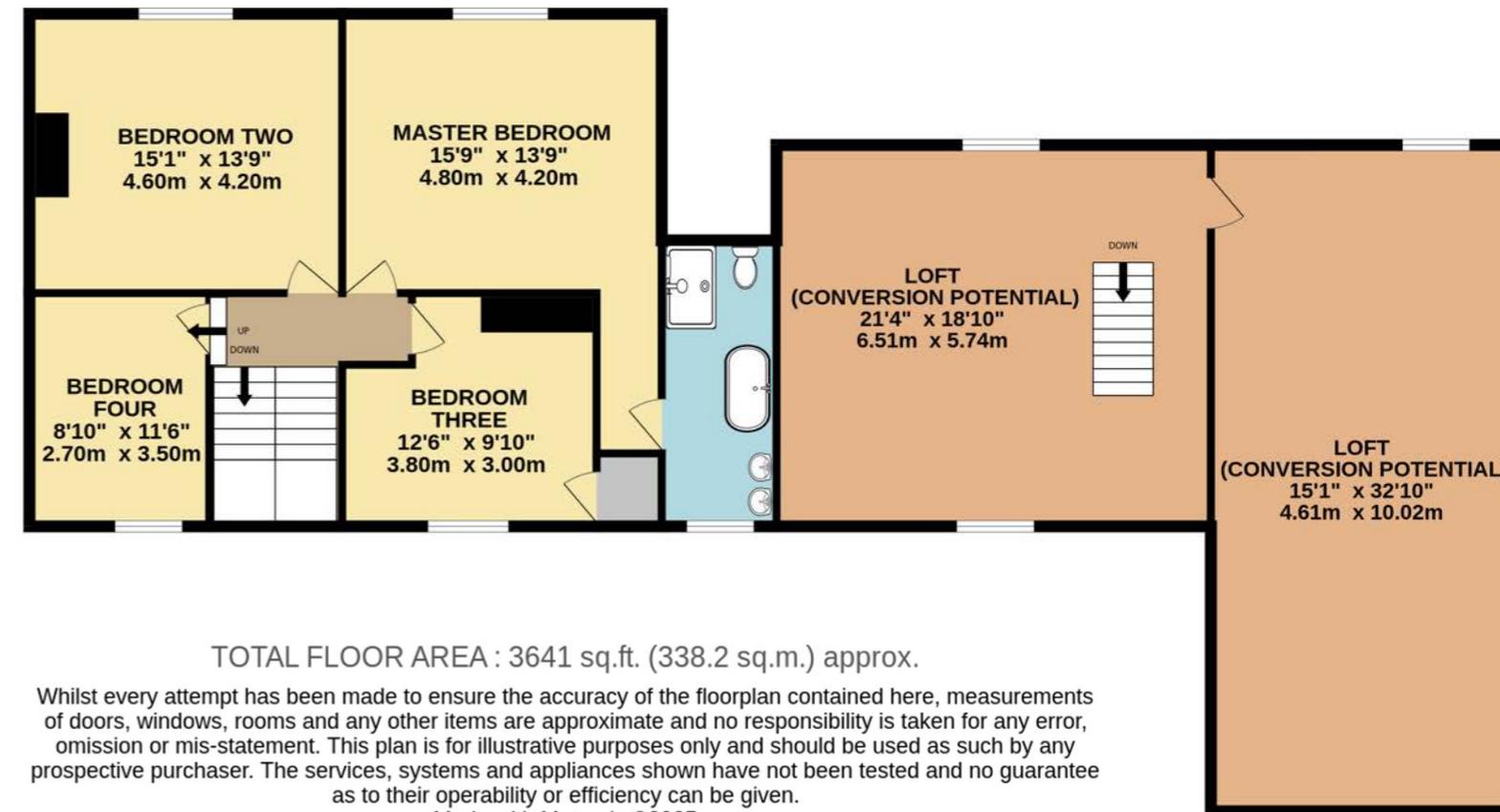
GROUND FLOOR
1714 sq.ft. (159.2 sq.m.) approx.



MID LEVEL
177 sq.ft. (16.5 sq.m.) approx.



2ND FLOOR
1750 sq.ft. (162.5 sq.m.) approx.



TOTAL FLOOR AREA : 3641 sq.ft. (338.2 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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WOOD FARMHOUSE

WOOD FARMHOUSE, DONCASTER ROAD, WHITLEY, DN14 0JF

 WHAT3WORDS: shells.wealth.confining

 ENFIELDS
LUXE

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Pontefract, West Yorkshire, WF8 1BN

