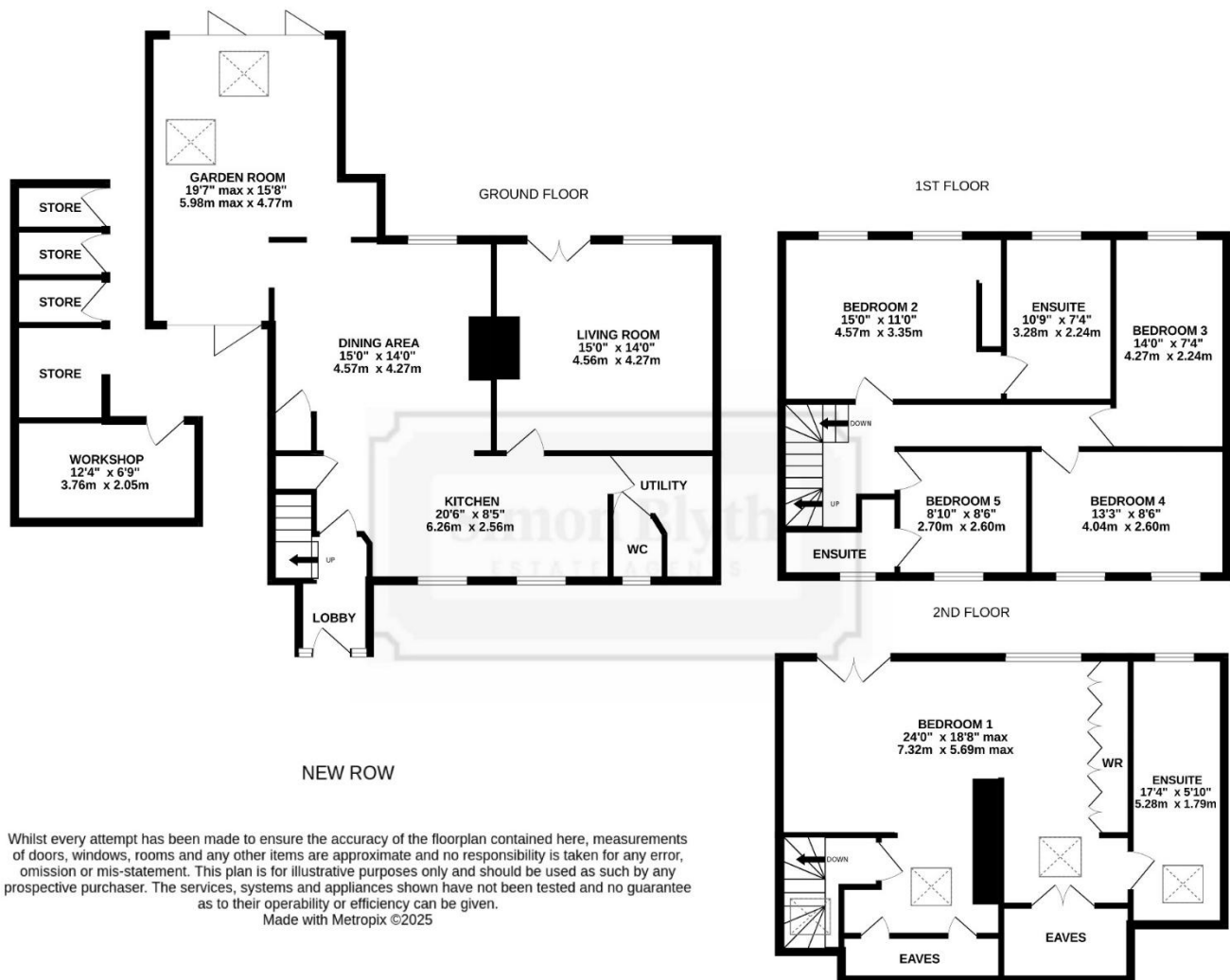




GARDEN COTTAGE, NEW ROW, DARRINGTON, WF8 3AX



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PROPERTY DESCRIPTION

'GARDEN COTTAGE' IS AN EXCEPTIONALLY PRESENTED, CHARACTERFUL COTTAGE, BLENDING PERIOD CHARM WITH MODERN CONTEMPORARY FIXTURES. SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF DARRINGTON, NESTLED IN THIS SEMI-RURAL SETTING THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND A SHORT DISTANCE FROM AMENITIES. BOASTING PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND LUXURY EN-SUITE BATHROOM, LANDSCAPED GARDENS DESIGNED BY THE AWARD-WINNING RICH BROTHERS, AND HAVING FABULOUS OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM.

The property accommodation briefly comprises of entrance hall, open-plan dining-kitchen and garden room, lounge, utility room and downstairs WC to the ground floor. To the first floor there are four spacious bedrooms, two with en-suite facilities, to the second floor is the principal bedroom suite with dressing room, fitted wardrobes and luxury ensuite bathroom. Externally the property boasts an enclosed lawned garden to the front, to the rear is an exceptional zoned garden with various seating and patio areas, a fabulous lawn that meanders through well stocked flower and shrub beds, a foraging area with fruit bushes and at the top of the garden a wildflower area with mature trees, tree house and driveway leading to a detached double garage.

Offers Around £675,000

ENTRANCE HALL

Enter the property through a double glazed composite front door with adjoining double-glazed windows to either side, into the entrance hall. The entrance hall features high quality Camaro LVT flooring, there is a wall light point, bespoke shoe storage, with mosaic tiling above, and a doorway which encloses the stairway rising to the first floor. An oak door with a Suffolk thumb latch proceeds to the open plan dining kitchen and family room. There is decorative coving to the ceilings, and a multipaneled timber and glazed window providing borrowed light to and from the kitchen area.

OPEN PLAN DINING KITCHEN & GARDEN ROOM/FAMILY ROOM

As the photography suggests the open plan dining kitchen and family room enjoys a great deal of natural light, which cascades through the dual aspect windows to both the front and rear elevations. The Camaro high quality LVT flooring continues through to the entrance hall, and there is decorative coving to the ceilings, two ceiling light points, and a cast iron column radiator. Additionally, there is decorative wall panelling to dado height, a doorway leads through to the utility and a multipaned door with Suffolk thumb latch leads into the lounge room.

DINING KITCHEN

Kitchen measurements – 20'6" x 8'5" (6.26m x 2.56m)

Dining area measurements – 15'0" x 14'0" (4.57m x 4.27m)

The kitchen features a wide range of high quality fitted wall and base units, with shaker style cupboard fronts and with complimentary quartz work surface over which incorporate a ceramic Belfast sink unit, with chrome mixer tap and bevel drainer. There is space and provisions for a five-ring range cooker, with canopy style Rangemaster cooker hood over. There is a matching quartz upstand to the work surface with tiling to the splash areas and the kitchen benefits also from an integrated dishwasher.

The centre piece of the kitchen area is the fabulous breakfast kitchen island, again with matching marbled quartz work surface over, ample cupboards, display shelving and with a bespoke oak French dresser, providing a great deal of additional storage and in keeping with the age and style of the property. There is an exposed timber beam to the ceilings, two pendant light points over the breakfast island, and a beautiful, exposed brick fireplace with bespoke cupboard beneath with matching quartz worktop above.

Having floor to ceiling pantry cupboards providing a great deal of additional storage, and the Camaro flooring seamlessly blends into fabulous oak flooring with a window to the rear elevation enjoying a window seat beneath, having bespoke concertina shutters which allows a fabulous view over the property's gardens.

More so there is an under stairs storage cupboard housing the underfloor heating controls and a doorway that leads seamlessly into the living room.







GARDEN ROOM/FAMILY ROOM

Garden room/Family room measurements – 19'7" max x 15'8" (5.98m max x 4.77m)

As the photography suggests the garden room is a most impressive light and airy reception room. Which features a dual aspect Bi folding doors to both the front and rear elevations, there is fabulous Yorkshire stone flagged flooring with plumbed under floor heating, superb, vaulted ceilings with exposed timber trusses on display and there are double glazed Velux windows to both the rear and side elevations providing the room with a wealth of natural light. The aluminium Bi folding doors to the front elevation give way to a beautiful courtyard setting with access to the various outbuildings with timber pagoda above, the aluminium Bi folding doors to the rear elevation take full advantage of superb views across the property's gardens and lead directly out to the rear patio.





LIVING ROOM

Measurements – 15'0" x 14'0" (4.56m x 4.27m)

The living room again is a light and airy reception room which features double glazed French doors, and a double glazed window to the rear elevation again with bespoke concertina shutters, there is an exposed timber beam to the ceiling with central ceiling light point and wall to wall display shelving, the focal point of the room is the inglenook fireplace with a multi fuel cast iron clear view stove set up a raised stone hearth.





UTILITY ROOM

The Camaro LVT flooring continues through from the open plan dining kitchen and family room into the utility which has decorative coving to the ceilings, a central ceiling light point, and decorative dado panelling to the walls. There is plumbing and provisions for an automatic washing machine, space for an American style fridge and freezer unit, the utility also houses the wall mounted Ideal combination boiler. With an attractive cottage style door with glazed insert with Suffolk thumb latch enclosing the downstairs WC.

DOWNSTAIRS WC

The downstairs WC features a modern contemporary two piece suite, which comprises of a low level WC with push button flush, and a corner wall hung wash hand basin with chrome monobloc mixer tap, with solid oak flooring, mosaic tiling to the splash areas a double glazed window with part obscure glass to the front elevation, decorative coving to the ceilings and a central ceiling light point.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing which decorative wall panelling, a wooden banister with spindle balustrading over the stairwell head, and a kite winding staircase then proceeds to the second floor. There are cottage style doors with Suffolk thumb latches providing access to the three bedrooms and the bathroom. Having two ceiling light point and partially exposed timber work to the ceilings.

BEDROOM TWO

Measurements – 15'0" x 11'0" (4.57m x 3.35m)

As the photography suggests bedroom two is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture, enjoying two double glazed windows to the rear elevation with window seats and concertina shutters in situ, which take full advantage of fabulous views across the property's manicured and well stocked gardens. With decorative wall panelling, decorative coving to the ceilings, a central ceiling light point and a cast iron column radiator. A multi panelled door with Suffolk thumb latch leads to the en-suite bathroom.





BEDROOM TWO EN SUITE

Measurements – 10'9" x 7'4" (3.28m x 2.24m)

The ensuite bathroom features a modern white four-piece suite, which comprises of an inset panelled bath, with shower head mixer tap, a low-level WC, broad pedestal wash hand basin set upon a bespoke oak freestanding vanity unit and a fixed frame shower cubicle with thermostatic shower. Additionally, there is a cast iron column radiator, a double-glazed window to the rear elevation with window shutters in situ, decorative coving to the ceilings, a decorative dado rail with wall panelling beneath, a central ceiling light point and two wall light points.



BEDROOM THREE

Measurements – 14'0" x 7'4" (4.27m x 2.24m)

This bedroom can accommodate a double bed with ample space for freestanding furniture, featuring a double-glazed window to the rear elevation with pleasant open aspect views, decorative coving to the ceilings, central ceiling light point, and a cast iron column radiator.



BEDROOM FOUR

Measurements – 13'3" x 8'6" (4.04m x 2.60m)

Bedroom four enjoys a great deal of natural light which cascades through the two double glazed windows to the front elevation, decorative coving to ceiling, central ceiling light point, and a radiator.



BEDROOM FIVE

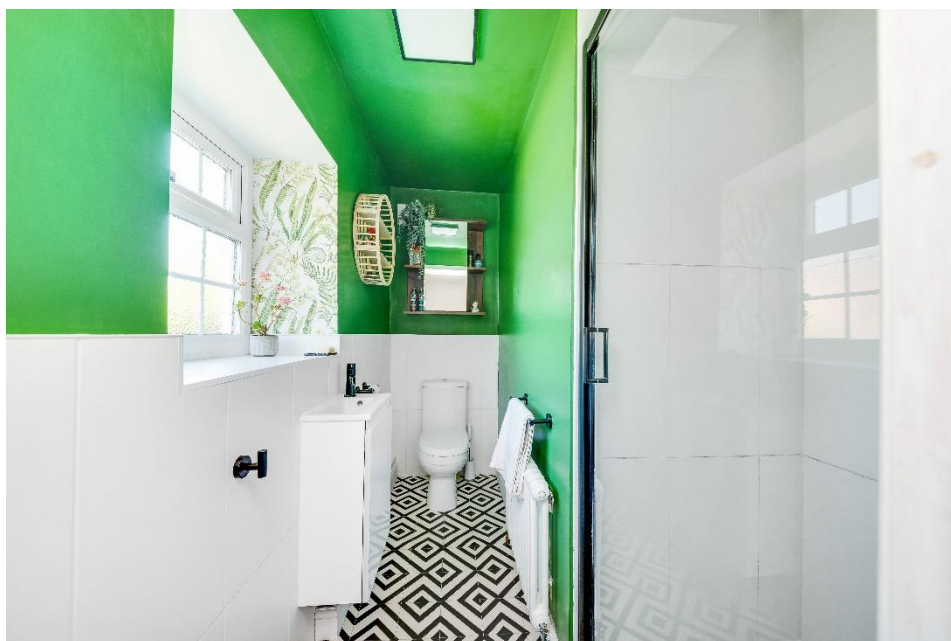
Measurements – 8'10" x 8'6" (2.70m x 2.60m)

Bedroom five enjoys a great deal of natural light, with a double-glazed window with to the front elevation, shutters, ceiling light point, a cast iron column radiator and a cottage style door with Suffolk thumb latch leads to the ensuite shower room.



BEDROOM FIVE EN SUITE SHOWER ROOM

The ensuite shower room features a modern contemporary three-piece suite, which comprises of a fixed frame shower cubicle with electric Bristen Bliss shower, a low-level WC with push button flush and a wall hung wash hand basin with high gloss handleless vanity cupboard beneath, and mixer tap over. There is attractive tiling to the splash areas and to dado rail height on the walls, a ceiling light point, extractor fan, cast iron column radiator and a double-glazed window with obscure glass to the front elevation.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the kite winding staircase from the first floor landing you reach the second floor. Which has a beautiful partly exposed timber truss on display, a double-glazed Velux window to the front elevation providing a great deal of natural light, and an oak door with Suffolk thumb latch leads to the principal bedroom suite.



PRINCIPAL BEDROOM SUITE

Measurements – 24'0" x 18'8" (7.32m x 5.69m)

As the floor layout plan and the photography suggests, the principal bedroom is a particularly spacious and impressive double bedroom which has ample space for freestanding furniture and separated into various areas. With the bedroom area featuring a skylight window to the front elevation, a bank of windows to the rear with concertina shutters as well as a Juliet balcony with glazed balustrade taking advantage of views across the property's gardens and of open fields and countryside beyond. There is a stunning exposed brick chimney breast, a ceiling light point, two reading light points, and two cast iron column radiators. Additionally, there is useful storage under the eaves, with bespoke book shelving, a partly exposed timber beam and following the chimney breast around you reach the dressing area and walk in wardrobe. Which has floor to ceiling fitted wardrobes, having hanging rails and shelving in situ, a bespoke dressing table, beautifully following the contours of the exposed chimney breast. There is a wall light point, double glazed sky light point to the front elevation, further under eaves storage, and a multi panelled oak door with Suffolk thumb latch, leads to the luxury ensuite bathroom.







PRINCIPAL BEDROOM EN SUITE

Measurements – 17'4" x 5'10" (5.28m x 1.79m)

The luxury en suite bathroom features a modern contemporary four piece suite, which comprises of oval wash hand basin, set upon a bespoke freestanding vanity unit with tiling to the splash areas, a low level WC with push button flush, a fixed frame shower cubicle, with thermostatic rainfall shower, separate hand held attachment and fixed glazed bevelled shower guard, a double ended inset bath with wall mounted mixer tap. The room enjoying partly exposed timber beams and batons to the ceilings, a double-glazed sky light window to the front elevation and a double-glazed window to the rear elevation, Camaro LVT flooring, inset spotlighting to the ceilings, three wall light points and an extractor fan. Additionally, there is a cast iron column radiator and the window to the rear elevation enjoys the fabulous views across gardens and beyond.





THE GARDENS

EXTERNAL – FRONT

Externally to the front of the property, the property features a beautiful garden which is laid to lawn, with well stocked flower and shrub beds and beautiful stone wall boundaries. Following a stone flagged pathway leads to the front door and there is a separate pathway that leads to an arched doorway and gate that encloses the side and rear gardens.

EXTERNAL – SIDE

Following the pathway down the side of the property you reach a beautiful, enclosed courtyard area which provides access to the various outbuildings, which have a variety of uses, such as additional storage, potting shed, bin store and more.

EXTERNAL – REAR

Externally to the rear the property features a Yorkshire stone flagged patio, ideal for Alfresco dining and entertaining, and as the photography suggests the gardens are particularly well stocked with mature flower and shrub beds, again laid predominantly to lawn. A pathway then meanders up towards the top of the garden with sculptural circular raised beds, well designed with flowers, shrubs and mature trees. There is also a hard standing for a summer house. From here leads to the foraging area with various fruit plants, cared for with love, from here you reach further to the top of the garden which is a wild garden. And finally at the top of the garden there is a double detached garage, as well as a hard standing area providing off street parking for multiple vehicles. Home for a lovely tree house which also acts as a log store beneath adjacent to a fabulous fruit tree. The driveway to the rear is accessed off Orchard Lane.









ADDITIONAL INFORMATION

The property benefits from mains electricity, gas, and drainage services.

Property information

Property tenure – Freehold

EPC rating – C

Local authority – Wakefield Metropolitan District Council

Council Tax Band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 27/08/2025

PROPERTY VIEWING NOTES



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