

The image features a dark green background with a central white floral wreath. The wreath is composed of two branches with leaves and small berries, forming a circle around the text. In the top-left and bottom-right corners, there are larger, more detailed illustrations of similar leafy branches with berries.

CHAPEL HILL
Cottage

Contemporary cottage charm

Nestled off the main road in the sought after village of Darrington, Chapel Hill Cottage is a century old yet following extensive and sympathetic renovations over recent years has all the hallmarks of an immaculate modern family home. The quirky period features and traditional farmhouse charm have been retained throughout, blended with luxury finishes and contemporary styling. Featuring large reception rooms, an extended kitchen and three double bedrooms – all of which have high-spec ensuite bathrooms – this stunning property offers practicality and character in abundance. With ample off-street parking on the gravel driveway and the all-important kerb appeal on arrival, you'll soon fall in love with the rural village life on offer here.





Modern farmhouse aesthetics

As you step through the glass panelled front door from the courtyard, you'll immediately appreciate the bright, light filled open plan kitchen. This is a true highlight of the home featuring a huge skylight above the central island. Soft spotlights illuminate the classic shaker-style cabinetry creating an equally inviting ambience at night.

Recently renovated and extended following the removal of the old conservatory, expansive bi-fold doors and picture windows add another dimension to the space, bringing an illusion of the outdoors in with the rustic garden walls and polished patio as the backdrop. During the warmer months, the indoor and outdoor living areas become one – making it the perfect party home to host friends and family.





Thoughtful touches can be found throughout which deliver an accumulate space with a high-end farmhouse aesthetic. The soft colour palette of the underfloor heated stone tiles pair beautifully with the quartz worktops, punctuated with traditional elements including the Belfast sink and statement Rangemaster cooker. Integrated appliances also include a tall fridge freezer within the wall height cupboards, separate wine fridge and dishwasher. A dedicated utility space has been created by the entrance with coordinating cabinetry with space to house the laundry appliances, plus you'll find a luxury ground floor tiled shower room beyond here for extra convenience with exquisite Moroccan plastered walls.

Cosy corners

The dining room next door offers a contrast in style, with low beamed ceilings and oak wooden floors encompassing the period charm of the original property. Currently styled as a cosy snug lounge with a panelled staircase leading you to the family bedrooms, this versatile space would also be ideal for formal dining round a large table, a home office set up or even a playroom - the scope is endless to suit your family dynamics.





Lounge by the log burner

The dual-aspect lounge is a perfect continuation from the dining room, with the signature warm oak flooring and striking wooden ceiling beams top and tailing the space. At the front of the room, a generous bay window has been cleverly transformed into a deep window seat – an ideal place to enjoy the sound of the piano, unwind with a book or simply watch the world go by. The red brick fireplace with its cast iron log burner forms a lovely focal point and is particularly inviting on cooler evenings, adding both warmth and atmosphere to the room.



Master suite sanctuary

A rear hallway with plenty of storage and a winding second staircase tucked away on the far wing, ascends to the master suite. At the top of the landing, you'll find a spacious bedroom that maximises every inch of space – with built-in bespoke mirrored wardrobes and a panelled window seat incorporating drawers beneath.



Sumptuous soft carpets switch to polished marble once you step into the open plan en-suite, set within the eaves with Velux windows illuminating the space. A huge freestanding slipper bath with floor mounted taps offer the ultimate wow factor and a perfect way to unwind in the evening. A separate rainfall shower featuring complimentary metro tiles stands pretty in the corner, alongside a modern W/C and 'Jack & Jill' double basin vanity dresser.



Sweet dreams

Step down a level into bedroom three which is connected to the master via an internal door. The interesting L-shape holds a large double bed comfortably and boasts a stylish mosaic tiled shower room complete with a tabletop wash basin and concealed cistern W/C.

Across the second landing above the dining room is bedroom two – the third and final room on this level. Again, this is also an ample double featuring neutral decor and luxury carpet underfoot. The en-suite bathroom is a highlight – a slick and seamless walk-in shower design, wrapped in marble from floor to ceiling and finished with chrome accessories. A large marble-topped vanity basin completes the room with elegance, while the oversized mirror and ambient wall lighting makes the morning routine feel like a spa hotel experience.





Loft hideaway

Before heading back downstairs, roll down the loft hatch to discover the amazing attic space which has been converted to a studio hideaway within the apex of the roof. Divided into sections with space for a double bed at one side and a cosy chill zone at the other, this makes a perfect occasional sleeping space when you have guests to stay – or when the kids want to play in their own private den.





Gorgeous gardens

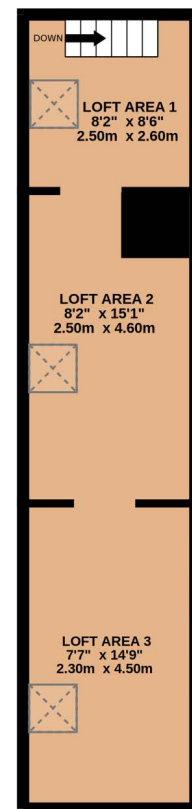
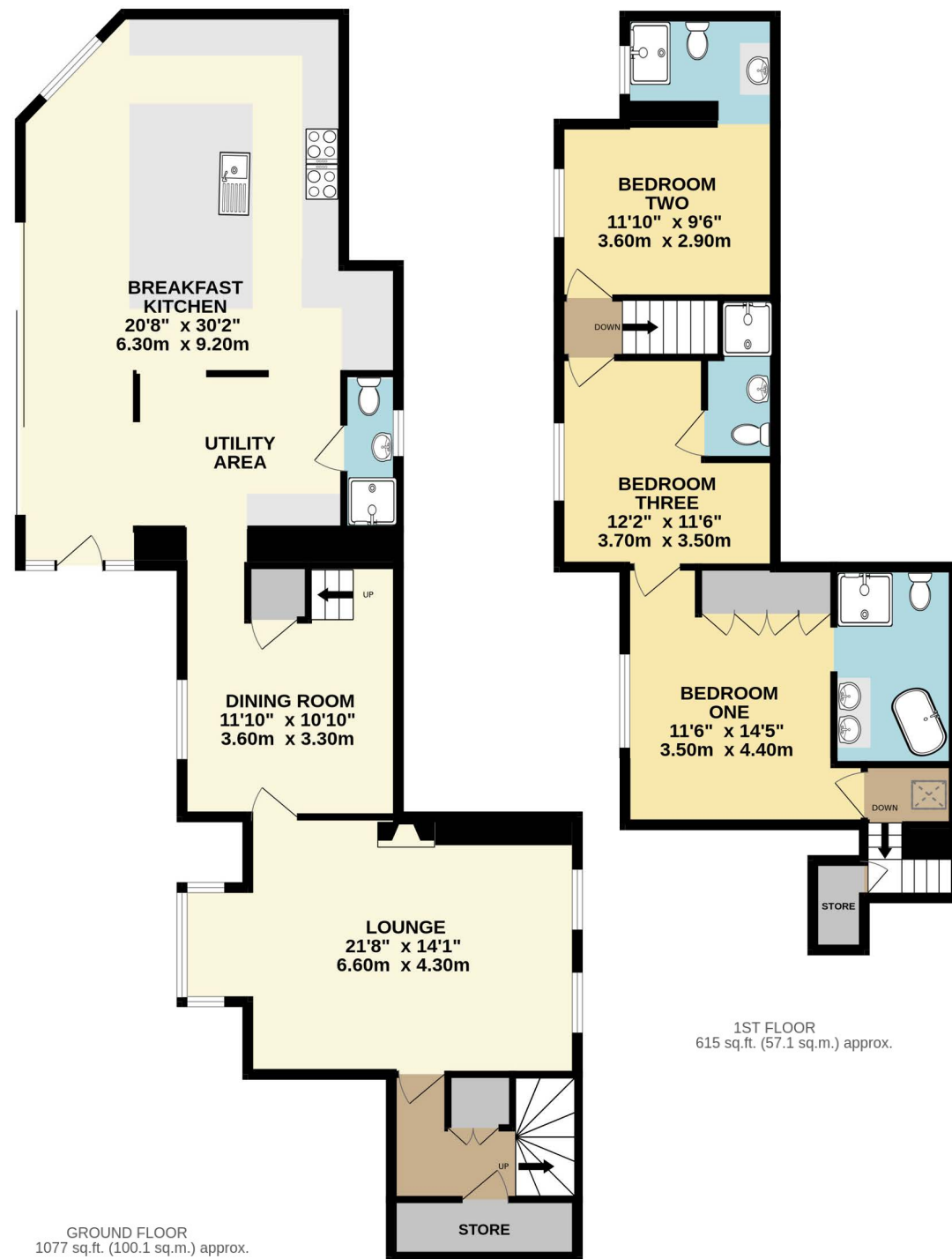
Much like the interiors of the home, the outdoor space combines slick modern amenities with the quirky charm of the cottage's heritage. A majestic stone patio wraps around the rear of the kitchen, providing a brilliant space for al fresco dining. The flora-filled stone wall and steps lead you up to the split-level lawn, lined with mature trees and extending right back to the fields beyond. Tucked away in the leafy corners you'll find a wood store for the log burner and a timber garden studio room that would make a perfect office or gym space - fitted with wooden flooring, electrics and lighting.



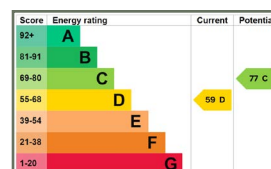
Area to explore

Situated in the quaint village of Darrington and with the market town of Pontefract a few minutes up the road, there's a great balance of local amenities and a small community feel. Darrington is home to the highly recommended local pub The Spread Eagle which serves craft ale along with homemade gastro food. A highly regarded primary school, rural walking trails and a small convenience store are also on your doorstep. Pontefract has everything you could need from a small town including further high school education. Visit here for supermarkets, a broader range of bars and eateries and to gain access to the M62 motorway linking Hull, Leeds and Manchester. Xscape leisure centre is full of attractions for the kids including a cinema, soft play activities, high-street and designer clothes stores and a dry ski-slope is only a 10-minute drive away. The property is also conveniently placed close to the A1 to make journeys north and south for business or pleasure extremely easy.





LOFT ROOMS
308 sq.ft. (28.7 sq.m.) approx.



Key features

- Three Bedroom Superbly Renovated Character Cottage
- Stunning Open-Plan Extended Breakfast Kitchen with Central Island
- Convenient Ground-Floor Utility Space and Guest W/C
- Elegant Dual-Aspect Lounge with Beautiful Log Burner
- Separate Formal Dining Room Currently Used as Snug
- Luxurious Master Bedroom with Four Piece En-Suite
- Two Additional Well-Proportioned Double Bedrooms Each with En-Suite
- Converted Loft Space Ideal for Teenagers or Occasional Living Space
- Generous Split Level Gardens with Feature Summer House
- Large Gravelled Driveway for Multiple Vehicle Parking
- Freehold Property and Council Tax Band E



CHAPEL HILL COTTAGE
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WHAT3WORDS: fruit.rubble.edges

To view Chapel Hill Cottage

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LUXE

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