

WHERE CONTEMPORARY ARCHITECTURE MEETS YORKSHIRE CHARACTER

Surrounded by open countryside in the picturesque village of Clayton, Ulaka is a home that quietly commands attention. Behind its traditional Yorkshire stone façade lies an interior that is anything but expected – a beautifully crafted family home where light, space and considered design take centre stage, all within the setting of this historic conservation area.

The property's distinctive name originates from a small village in Slovenia, giving this remarkable residence a story that's as individual as the home itself.

Designed with modern family living in mind, the accommodation extends to four generous double bedrooms, three of which benefit from their own private en-suite, alongside a spectacular open-plan downstairs living space where expansive glazing frames far-reaching rural views and effortlessly connects the indoors with the surrounding gardens.

Occupying around half an acre, the grounds are as impressive as the house itself. Leaving the village's main street behind, a quiet stone track leads towards the electric entrance gates which open onto a substantial driveway, with extensive parking and access to the double integral garage. Energy-efficient features include a ground source heat pump alongside high-quality aluminium windows, excellent insulation and an exceptional standard of presentation throughout.



A MEMORABLE FIRST IMPRESSION

Stepping inside, the sense of occasion continues. A dramatic glazed atrium forms the centrepiece of the entrance, introducing high ceilings, floor-to-ceiling picture windows and elegant lighting suspended overhead. Daylight pours into the space from every angle, creating a bright and uplifting welcome while offering an immediate glimpse of the architectural details that continue throughout the home. From here, the layout unfolds effortlessly, drawing your eye towards the spectacular open-plan living space beyond.

Designed around conversation and entertaining, the main living area is undoubtedly the centre of family life.

Stretching across the rear of the house, the open-plan arrangement combines the kitchen, dining and family areas into one beautifully balanced space. Although completely open, each space enjoys its own identity through carefully planned lighting and thoughtful furniture placement, allowing the room to function equally well for lively gatherings or quiet evenings at home.

Marble flooring extends throughout warmed by underfloor heating beneath, while two sets of south-facing bi-fold doors dissolve the boundary between inside and out. During warmer months the living space extends seamlessly onto the terrace beyond, filling the room with fresh air, sunshine and uninterrupted garden views.



The kitchen has been designed to combine practicality with understated elegance. Its clean architectural lines are defined by contrasting wood and grey handleless cabinetry, beautifully complemented by Quartz work surfaces and discreet LED kickboard lighting that adds warmth during the evening hours. A generous breakfast bar naturally becomes the social focal point, inviting family and guests to gather while meals are prepared.

The specification is premium throughout with Miele appliances including integrated ovens, a built-in coffee machine, induction hob and a dedicated wine fridge. Extensive floor-to-ceiling storage keeps everything neatly hidden away, allowing the uncluttered aesthetic to remain the focus.



A SECOND SPACE TO UNWIND

Beyond glazed oak-framed French doors lies the lounge which offers welcome flexibility.

This beautifully proportioned room provides a more intimate atmosphere while maintaining the contemporary character found throughout the home. Solid oak flooring introduces warmth underfoot, while a striking tropical mural creates a unique focal point.

A further set of bi-fold doors opens directly onto the rear terrace, allowing this room to become part of the wider entertaining space during the summer months. With every reception room enjoying direct access to the garden, the connection between house and landscape feels completely effortless.

FLEXIBLE SPACES FOR MODERN FAMILY LIFE

Situated next door to the lounge, the third bedroom offers comfortable, self-contained accommodation that works equally well as a guest suite or for multi-generational living. Generously proportioned and filled with natural light, the room continues the refined aesthetic seen throughout the home, with oak flooring adding warmth and continuity.

The adjoining shower room has been thoughtfully designed to serve both the bedroom and the main hallway, allowing it to function as both an en-suite and convenient cloakroom for day-to-day use if required. Wrapped in marble-effect tiling, the space features contemporary sanitaryware and a spacious rainfall shower creating a luxury hotel-style finish.



A second staircase, discreetly positioned off the kitchen, leads to a wonderful bedroom tucked away above the garage. Sitting neatly within the roofline, the vaulted ceiling enhances the feeling of space while four Velux windows invite sunlight to pour in throughout the day.

Cleverly designed eaves storage keeps the room uncluttered, while the elevated position rewards you with far-reaching views in both directions.

Returning downstairs, a contemporary W.C positioned at the foot of the staircase provides an additional practical touch for busy households.





Leading off from the landing you'll first discover bedroom two, which enjoys an attractive dormer ceiling that introduces individuality along with its most memorable feature hidden from view.

Discreetly concealed behind a run of fitted wardrobes lies a beautifully appointed four-piece en-suite, creating a 'secret room' moment that guests are unlikely to forget. You'll find both a full-size bath and a walk-in wet room shower, complemented by polished wall tiles, mosaic flooring and contemporary chrome fittings.

AN ARCHITECTURAL CENTREPIECE

Connecting the two floors is one of the home's most impressive design features.

The bespoke floating staircase rises elegantly through the glazed atrium, its cantilever design oak treads appearing to float effortlessly against the dramatic double-height wall beyond. Finished with sleek glass balustrades, the staircase creates a striking focal point.

Illuminated by a cluster of six Velux roof windows, the landing was designed as another useable space. An ideal position for an office desk to make the most of the elevated outlook, offering the perfect place to enjoy a morning coffee and settle into some work.

Underfloor heating extends throughout the first floor, adding a welcome touch of comfort beneath your feet all year round.



A STUNNING SUITE WITH COUNTRYSIDE VIEWS

The master bedroom's design makes the most of its enviable position within the house.

Wake each morning to uninterrupted south-facing views across open fields, with the bed perfectly orientated to enjoy the surrounding landscape from the moment the curtains are drawn. The generous proportions allow the room to feel calm and uncluttered, while bespoke fitted furniture has been seamlessly integrated to maximise storage without overwhelming the space.

Sleek handleless cabinetry and a cleverly designed window seating combine practicality with understated elegance, allowing the panoramic outlook to remain the room's defining feature.

The adjoining en-suite continues the same contemporary styling. A luxurious wet room design, it pairs textured feature tiling with a pebble-effect floor to create a spa-inspired atmosphere. Twin wash basins sit beneath sleek chrome fittings, while wall-hung sanitaryware and a heated towel rail complete a beautifully appointed space that balances everyday practicality with refined design.



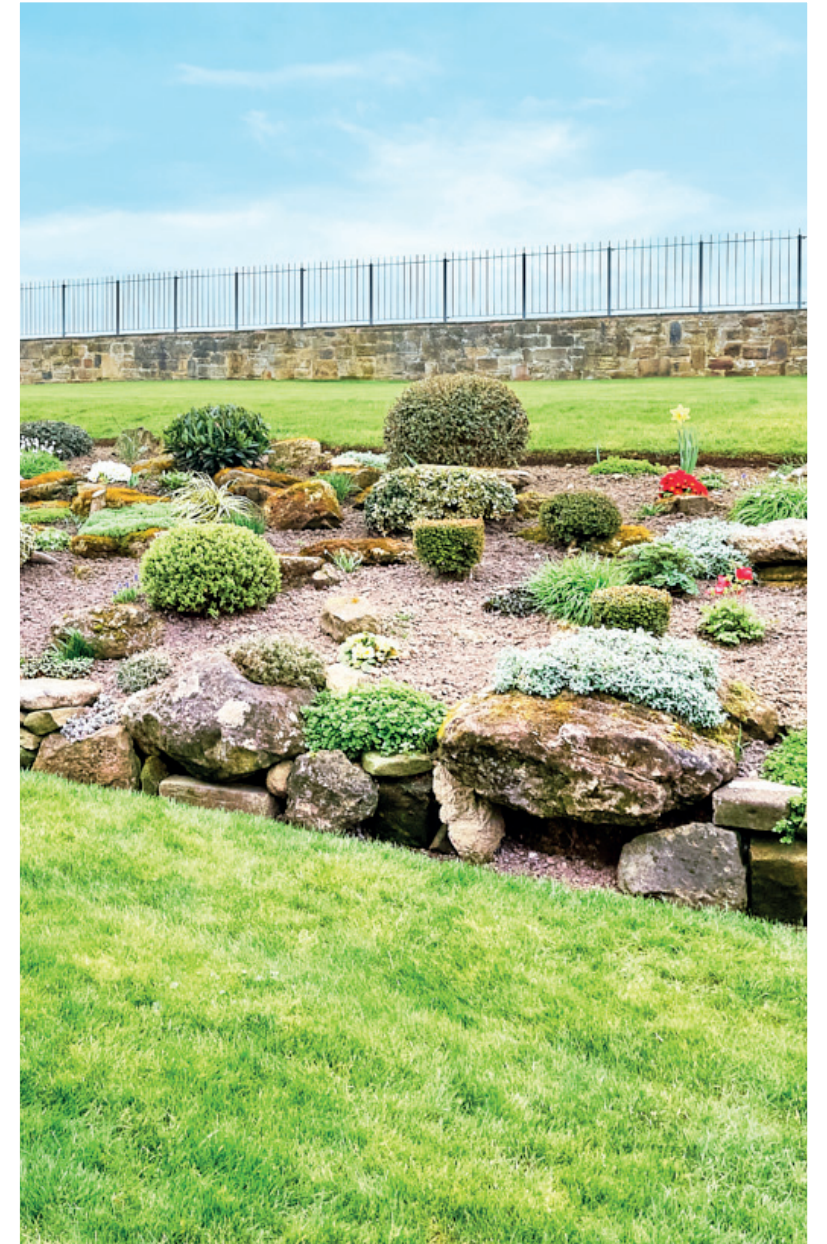


GARDENS DESIGNED TO BE ENJOYED

Positioned at the centre of the plot, the house enjoys uninterrupted views in every direction, with expanses of lawn, mature planting and thoughtfully landscaped borders and rockery features combining to create an outdoor space that is as practical as it is beautiful. Enclosed by attractive stone walls and fencing, the gardens provide a reassuring sense of privacy without losing sight of the far-reaching rural outlook that makes this location so special.

Whether its children enjoying the freedom of the lawns, family games on a summer afternoon or simply finding a quiet corner to sit with a coffee, the outside space offers something for every stage of family life.

At the rear of the property, Yorkshire stone paving stretches out from the bi-fold doors, naturally extending the living accommodation outdoors. It's easy to imagine long lunches in the sunshine, relaxed evening meals with friends or celebrations that continue long after sunset as the house and garden become one seamless entertaining space.



AREA TO EXPLORE

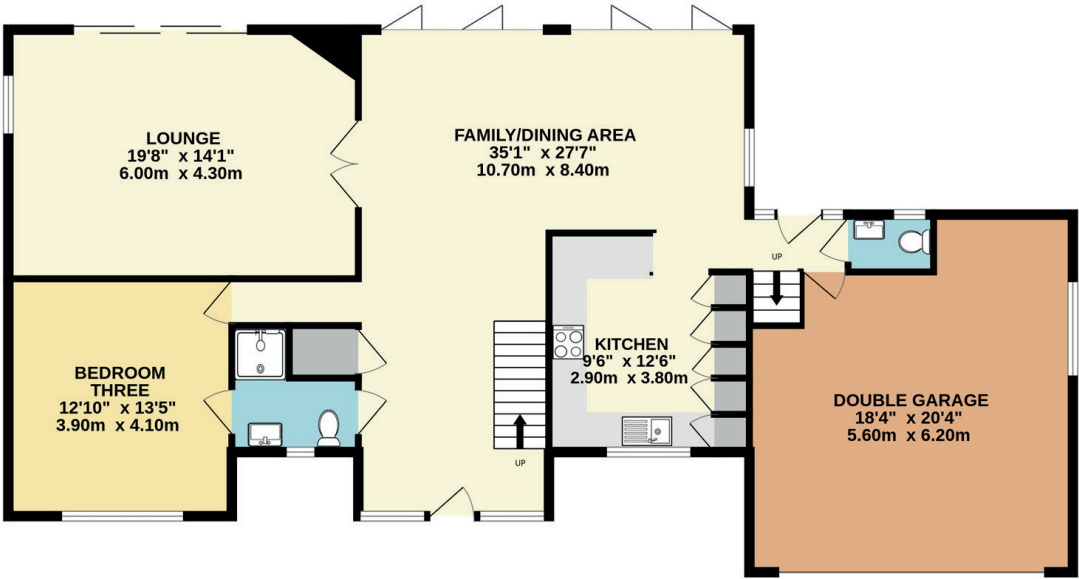
Clayton has long been appreciated for its friendly community and picturesque surroundings, offering the charm of village life without compromising on everyday convenience.

Essential amenities are close at hand, including the village shop for daily necessities and the village hall, which continues to play an important role in local life. For families, education is another significant advantage. Hooton Pagnell Church of England Primary School enjoys an excellent reputation, while a choice of respected secondary schools, including Ridgewood, are within easy reach. Those considering independent education are equally well served by nearby schools such as QEGS, Ackworth School and Hill House, all of which are readily accessible from the village.

Commuters are equally well placed. Excellent road links connect Clayton with the wider region, while nearby railway stations provide convenient services to major towns and cities. Doncaster's direct rail service to London, taking approximately one hour and forty minutes, makes the capital a realistic option for regular business travel.



GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft.
(163.5 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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KEY FEATURES

- Unique Four-Bedroom Detached Home Combining Contemporary Living with Peaceful Surroundings
- Superb Open-Plan Living Space Connecting the Kitchen, Seating and Dining Areas
- High-Specification Kitchen with Premium Miele Appliances and Bespoke Finishes
- Elegant Lounge with Sliding Doors Leading Out to Private Rear Garden
- Ground Floor Bedroom Benefiting from an En-Suite Shower Room
- Impressive Floating Oak Staircase Rising to a Light-Filled Study Space with Countryside Views
- Striking Master Bedroom with Integrated Wardrobe Space and Spa Style En-Suite
- Approximately Half Acre of Beautifully Landscaped Low Maintenance Gardens
- Expansive Driveway and Integral Double Garage Providing Multi-Vehicle Parking
- Situated Within a Picturesque Conservation Village with Superb Transport Connections
- Freehold Property and Council Tax Band E



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WHAT3WORDS: tape.swooned.clattered

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