



# Cragtops

KIRK SMEATON





## A FOUR-STOREY MASTERPIECE

If a gentle stroll round the locally renowned Brockadale Woods is often on your weekend agenda, you might have passed this remarkable property tucked away beyond its imposing iron gates. This stunning location – overlooking rural woodlands and the picturesque village of Kirk Smeaton – has a real wow factor and was the only motivation the current owners needed before embarking on a complete transformation of the property a decade ago, transforming the once three-bedroom bungalow into the magnificent four-storey mansion that stands today. Inside this architectural masterpiece, you'll find eight bedrooms – many with en-suite bathrooms – and vast reception rooms plus entertainment spaces for the whole family including a cinema room, gym and the ultimate luxury of an indoor swimming pool. Sat upon a grand total of 12.5 acres of land including your very own slice of Brockadale Woods within the boundary, the circular sweeping driveway and expansive front lawns ensure you are well set back from the road and in the privacy of your own peaceful grounds.



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# OPULENTLY OPEN PLAN



The generous entrance hall with cloakroom storage opens into the most impressive open-plan living space with underfloor heating throughout and curated zones combining the lounge, kitchen and dining area. Full length picture windows span from floor to ceiling at double height, drawing your eyes to the gallery landing and central statement chandelier hanging from the first floor. The clean lines and unique oriel bay window at the front of the property can be described as nothing but breathtaking, drenching the space in natural light and boasting panoramic views of the nature reserve as you gather round the dining table.



The kitchen space is modern and minimalistic with a range of glossy wall and base units reaching to the ceiling to maximise the storage area, spaced around a large central breakfast bar island and topped with granite work surfaces. The layout holds space for a larger fridge, and integrated appliances include a double oven, dishwasher and intentional low level gas hob powered by a gas cylinder as the village has no mains supply.

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The whole space is illuminated with an array of spotlights which continues throughout the home – including the well-proportioned lounge area sectioned by a partial interior TV wall. This is a perfect open space for hosting, offering versatility and a blank canvas for accent furniture.

# AT YOUR LEISURE

Through the lounge glass facade, you might have caught a glimpse of the pool room which can be accessed either through the internal door here or externally via the patio or bi-fold doors which is handy in the summer when you fancy taking a dip from the sun lounger. The leisure area design is inspired by a hotel experience with chic tiling underfoot, an orangery style roof above the hot tub area and full-length windows wrapping the parameter to maximise the views of the surrounding lawns. A series of facilities including a W/C, steam room and shower rooms have been added for practicality, so you won't need to walk through the house after a swim.



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## VERSATILE SPACES

To the rear is a useful second entrance hall – the perfect access for muddy boots or paws after a long woodland walk. The hallway leads to a secondary staircase to the first floor along with bedroom four tucked away here – a comfortable double complete with en-suite shower room perfect for guests needing ground floor accessibility. Before you head back to the main staircase to access the lower ground and first floors, you'll pass the ground floor W/C and the home office, which offers potential to be configured as a playroom or separate snug due to its size. Stylish built-in storage cupboards run from floor to ceiling and seamless porcelain tiles flow throughout from the main living area, while the dual-aspect windows with a front garden view make for a calm working environment. The lower ground floor offers access to the internal double garage and the plant room for the swimming pool. At the heart, it boasts an impressive cinema room which has the projector setup installed ready to plug in - though currently used as a playroom for the grandchildren. Leading off here is a further double bedroom and a separate shower room, which lends itself to a teenage annexe or complete private guest quarters, should your family dynamics evolve. The styling is consistent throughout, pairing ambient spotlights and polished tiled floors for sophisticated elegance.





## PANORAMIC GALLERY

As you ascend to the first floor via the bespoke oak and chrome turned staircase, take a moment to admire the landscape ahead from the impeccably designed viewing gallery landing. From the skylights in the roof, to the warm wall lights placed beneath the balustrade, ambience has been considered for every hour of day to illuminate the space majestically. Every inch of space has been maximised for practicality and luxury living, with an open gym area at the rear of the landing and a family bathroom just next door. The utility room has also been added to this level to make the laundry routine less of a chore.

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# WAKE UP TO WONDERFUL VIEWS



Uniform oak panelled doors conceal four bedrooms on this level – most notably the master suite at the front of the property which is an architectural triumph. The double height vaulted ceilings reaching into the gables and the corner patio balcony absolutely steals the show here, giving the illusion of waking up in a five-star hotel. In the summer months, enjoy slow mornings with a coffee and a paper, or catch the sunsets while admiring the rural outlook surrounding you. The room is complete with mirrored wardrobes plus an additional walk-in wardrobe and contemporary en-suite comprising a jacuzzi bath, large walk-in shower enclosure and double vanity basin beneath a full width mirror.

# BAY BEDROOMS

Bedrooms two and three follow the stylish aesthetics and polished details – each with a modern luxury bathroom to call their own, tall bay windows, mirrored wardrobes and ample floor space for a king-sized bed. The eighth bedroom is also connected to bedroom two via an internal door, which lends itself to a nursery or children’s study.





## FOURTH STOREY

To complete the accommodation, bedrooms five and six are situated on the second floor, offering two more unique settings and showcasing the pleasing clean lines of the vaulted roofs. Minimalistic in style but oozing with personality, you'll find clever storage spaces in the eaves and a further shower room complete with wash basin and W/C to share between the two. The landing here is spacious in size, with light cleverly designed to stream through the Velux windows into the feature windows looking to the lounge below.



# AN ABUNDANCE OF OUTDOOR SPACE

On approach from the main gated entrance, the 360-degree driveway circles the house with a central front lawn and steps paving the way to the front door. Follow the drive which is adjacent to the woods and at the rear you'll stand between the exterior patio entrance to the pool room and the detached double garage which houses the biomass boiler. What lies ahead is an incredible long stretch of lawn and paddock space spanning the most part of an acre – a wonderful space for the children to play and for the adults to host summer BBQ parties or winter bonfires. Keen gardeners will enjoy the benefit of a large greenhouse attached to an array of outbuildings that could be converted into office spaces or further accommodation should you wish to embark on a development project.



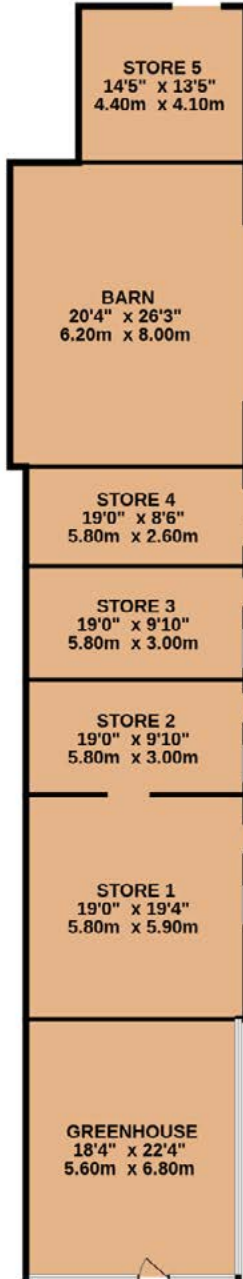


## AREA TO EXPLORE

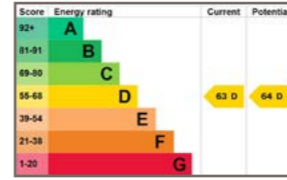
Bordering the River Went, the beautiful North Yorkshire village of Kirk Smeaton is one of the local area's most desirable locations. This spot is rurally idyllic and renowned for its warm country charm. There's an abundance of woodland walks on your doorstep as you're surrounded by open fields and the peaceful patter of Brockdale Woods and nature reserve. Setting up home here will almost certainly see you fall in love with the tightknit and welcoming community who will become your new village neighbours. A familiar story to other Yorkshire villages, the Shoulder of Mutton pub is the focal point for community gatherings. It is tastefully old fashioned and a fantastic watering hole. The weekly quiz night and Thursday evening visit from a local fish and chip van are among the highlights of the week for the locals. Opposite is a small post office which stocks everyday essentials and you're also just a short drive away from the market town of Pontefract when you need a bit more than is on offer here. The village primary school is highly rated and when your little ones graduate there are a choice of secondary schools in Pontefract or the Private Quaker School in Ackworth. Despite the calm and peaceful surroundings, you're still just a two-minute drive from the A1 meaning you can connect to the wider motorway network easily and commute to York, Wakefield, Leeds and Doncaster daily.



OUTBUILDINGS  
2045 sq.ft. (190.0 sq.m.) approx.



LOWER GROUND FLOOR  
1509 sq.ft. (140.2 sq.m.) approx.



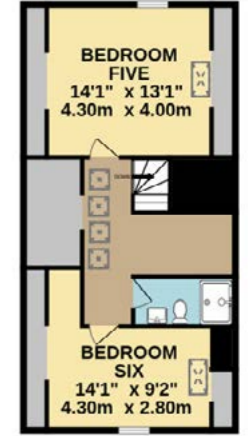
GROUND FLOOR  
3696 sq.ft. (342.4 sq.m.) approx.



1ST FLOOR  
1996 sq.ft. (185.4 sq.m.) approx.



2ND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



## KEY FEATURES


- Impressive Eight Bedroom Detached Family Residence
- Approximately 8500 SQFT of Living Space Split Over Four Levels
- Elegant Sitting Room with Stunning Open Views Across the Nature Reserve
- Luxury Family Dining Kitchen with Granite-Topped Central Island and Integrated Appliances
- Private Leisure Suite Featuring Heated Indoor Swimming Pool, Hot Tub, Sauna and Shower Facilities
- Versatile Lower Ground Floor with Cinema/Games Room, Guest Bedroom and Independent Shower Room
- Sumptuous Master Suite with Walk-In Wardrobe, Luxury En-Suite and Balcony Overlooking the Gardens
- Integral Double Garage Plus Detached Double Garage Housing Biomass Heating System
- Extensive Range of Outbuildings and Open Barn Offering Development Potential (STP)
- Secluded Gated Grounds on the Edge of Kirk Smeaton with Excellent Motorway Connectivity
- Freehold Property and Council Tax Band G



# Cragtops

KIRK SMEATON

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