

BUNGAL HOUSE

Smalley Bight Farm, Aberford Road, Wakefield, West Yorkshire WF3 4DE

Price Guide £795,000



- A Detached Two Bedroom House Set In Approx. Nine Acres
 - Excellent Private Equestrian Facilities
- Stable Yard with Four Stables and Tack Room, Haybarn, Further Barn and Manège
 - Large Parking Area with Space for a Horsebox/ Trailer & Garaging
 - Large Lawned Gardens ● Accessible Location

REF AR8526

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Wakefield 3 miles • Leeds 12 miles • Bradford 19 miles
Huddersfield 24 miles • Sheffield 33 miles

A detached two bedroom house with excellent equestrian facilities, set in approx. nine acres, with ample parking and large lawned gardens, in an accessible location.

This spacious private equestrian home was originally part of the main farmstead. The accommodation provides spacious ground floor living space and two double bedrooms (it was originally three bedrooms and could easily be altered to reinstate a third bedroom if required). It has a large lawned garden to the rear and a generous driveway with ample parking for multiple vehicles, including space for a horse box/ caravan, as well as multiple garaging.

A fabulous private equestrian home, it includes a range of stabling, tack room, covered cross tie area, a 60m x 20m manège and barns. It has been the vendors home for over 15 years providing space for their dogs and horses. The property has access to good outriding and dog walking directly from the door.

Stanley is a popular and prestigious suburb of Wakefield, which has a plethora of amenities nearby including good local private schools. It offers excellent access to commuter links with trains from Wakefield giving access to London; with Leeds, the M62 motorway, the M1 and the A1 all within easy reach.

THE RESIDENCE

An extremely well-presented, two bedroom property benefiting from uPVC double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Entrance Porch** has useful floor to ceiling cupboards and plumbing for a washing machine.

It leads into the contemporary **Kitchen Breakfast Room**, which has a good range of fitted units with granite work surfaces and a single drainer sink unit with mixer tap and tiled splash back. There are integrated appliances comprising a washing machine, fridge freezer and tumble drier, with an electric range cooker, and extractor hood. There is tiling to the floor, downlighters to the ceiling, and windows two elevations. A **Storage Cupboard** located off, houses the oil-fired boiler.

The **Inner Hallway** has wooden flooring and stairs rising to the first floor. It gives access to a **Cloakroom** with WC and wash hand basin, and the **Living Room** and **Formal Dining Room**.

Entered through double doors, the **Lounge** is a spacious reception space with triple aspect windows allowing a good deal of natural light into the room.

The **Formal Dining Room** has windows to two elevations and double doors opening out to the rear garden. Off the **Dining Room** there is an **Office** with rear aspect window and wooden flooring.





To the First Floor the Landing has access to the loft space above and a window.

The **Principal Bedroom** is a large and airy room with dual aspect windows and fitted wardrobes to one wall. **Bedroom Two** is also a good size with dual aspect windows.

Completing the **First Floor** the **Family Bathroom** comprises a handwash basin with vanity below, bath with shower over and WC, with tiled flooring, tiled splash backs, a heated towel rail and an extractor.



OUTSIDE, OUTBUILDINGS & LAND

A shared access drive leads into the private driveway parking to the front of the house; there are **Two Garages**. A five-bar gate leads to the **Equestrian Facilities**, and gates to the side of the house lead to a rear lawned garden area with a **Dog Kennel** and a **Timber Stable** currently utilised for storage.



EQUESTRIAN FACILITIES

There are the following **Equestrian Facilities**, please refer to the floorplan for approximate sizes.

The **Main Stable Yard** is of timber construction with an overhang and concrete frontage, and is enclosed by post and rail fencing. There are **Four Stables**, a **Tack Room** and a **Covered Cross-Tie Area** with rubber matting.



Alongside the yard there is a:

Gated Lorry Parking Space

Haybarn

Timber Barn benefiting from power and lighting and used for classic cars.

Lean-to Storage Barn



Manège c. 60m x 20m with area mirrors, a Combi-Ride rubber surface and post and rail surround.

The **Land** is predominantly flat well-draining grazing pasture, is post and rail fenced and totals approximately **Eight Acres** in all. It lies to the left-hand side of the driveway, on the approach to the farm.



IN ALL APPROX. 9 ACRES
(About 3.6 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WAKEFIELD METROPOLITAN DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, FIBRE BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

Leave the M62 at junction 30 and take the A642 towards Wakefield. Follow Aberford Road for approximately 1.25 miles, turn left through the gap in the trees opposite the junction with Aberford Road and Lime Pit Lane. Go through the double five-bar gates on the left and the property will be found on the left-hand side.

There is no For Sale board.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rural Scene. REF: 1434643

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