3 Bed Cottage located in Wentbridge

Offers Over £380,000

enfields

Great North Road
Wentbridge
Pontefract
WF8 3JP

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Lead In
Nestled within the highly sought-after village of Wentbridge, Rose Cottage is a charming three-bedroom semi-detached home occupying a delightful position with breathtaking views across the surrounding countryside. The property's beautiful rear outlook extends over the picturesque Wentbridge woodland, with direct access onto Brockadale Nature Reserve, a stunning and highly regarded nature reserve renowned for its scenic walks and wildlife.

The village itself offers an enviable lifestyle, with views towards the historic St John the Baptist Church and convenient access to local amenities including the renowned Wentbridge House Hotel and the popular The Blue Bell Inn. Excellent road links are also close by, making this an ideal location for commuters seeking a balance between countryside living and accessibility.

Internally, this characterful cottage offers spacious and versatile accommodation and has been thoughtfully extended to the side, creating additional living space suitable for a variety of lifestyles. The property further benefits from a detached garage with a substantial storage area above, providing excellent potential for a range of uses.

Subject to the necessary planning permissions and building regulations, the loft space may offer further scope for conversion, allowing buyers the opportunity to expand the accommodation to suit their future needs.

Outside, the beautifully landscaped gardens provide a tranquil setting from which to enjoy the outstanding views, while ample parking adds further practicality.

A rare opportunity to acquire a character home in one of the area's most desirable village settings. Early viewing is highly recommended.

Hallway
3'3" x 3'2"
Access to the living room and the stairs leading to the first floor. Central heated radiator.

Living Room
14'5" x 15'7"
Feature fire with hearth and surround. Under stairs storage Access to the dining room. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Dining Room
14'3" x 10'
Access to the sunroom, kitchen and WC. Carpeted throughout. Central heated radiator. UPVC double glazed windows to overlook the sunroom.

Sunroom
13'2" x 6'11"
UPVC double glazed French doors leading to the rear garden. Tiled effect flooring. UPVC double glazed windows to the rear elevation.

WC
2'10" x 6'5"
WC with low level flush. Wash hand basin with chrome mixer tap. tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

Kitchen
10'8" x 9'9"
A modern range of high and low level kitchen base units with integrated appliances including double oven with electric hob and extractor hood. Space for a fridge/freezer. UPVC access door leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the front and rear elevations.

Landing
4' x 6'12"
Access to all three bedrooms and the shower room. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
10'9" x 13'4"
Access to the attic. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
10'8" x 9'10"
Carpeted throughout. Central heated radiator UPVC double glazed windows to the front and rear elevations. Vaulted ceiling.

Bedroom Three
9'9" x 10'1"
Carpeted throughout. Central heated radiator UPVC double glazed windows to the rear elevation.

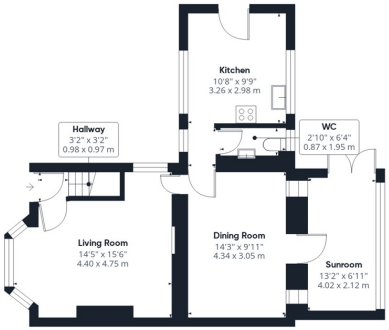
Shower Room
8'7" x 6'11"
A white suite comprising of walk-in shower with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted windows to the rear aspect.

Attic
14'3" x 19'3"
Fully boarded throughout. Skylight window to the rear aspect. Provides excellent option to develop subject to planning.

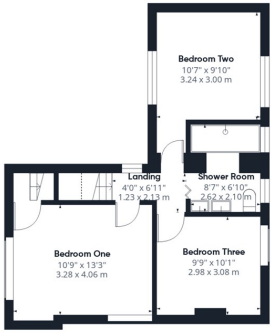
Garage
13'3" x 17'7"
Electric door. Access to the rear garden.

Garage Loft
14'12" x 18'1"
Accessed via steps from the garden.

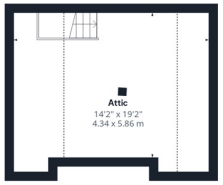
External
Occupying an elevated position behind an attractive stone boundary wall, this charming character cottage enjoys excellent kerb appeal and a picturesque village setting. A block-paved driveway provides off-road parking and leads to a garage, while mature topiary hedging, established shrubs and well-maintained planting create an inviting approach.
The delightful rear garden is a particular feature of the property, enjoying a private and elevated aspect with far-reaching views across the surrounding countryside. Thoughtfully landscaped, the garden is arranged over gently terraced levels and comprises an extensive paved seating terrace, well-kept lawns, mature trees, ornamental shrubs and colourful planting beds. The generous outdoor space provides a wonderful setting for relaxation and entertaining, with a variety of seating areas positioned to take advantage of the outlook. The combination of mature landscaping, privacy and attractive views creates a truly special outdoor environment.



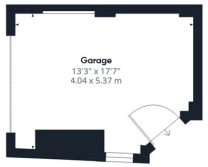
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Floor 1 Building 2

Approximate total area(1)

1797 ft²

166.9 m²

Reduced headroom

299 ft²

27.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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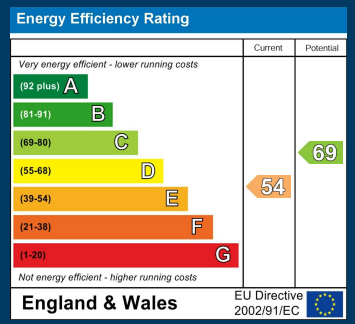

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