



4 Bed
Bungalow - Dormer
Detached
located in Kirk
Smeaton

£800,000



enfields

Went Edge Road
Kirk Smeaton
Pontefract
WF8 3JS



Lead In A Truly Exceptional Detached Residence in an Idyllic Village Setting

Nestled along one of the most sought-after streets in the picturesque village of Kirk Smeaton, Old Tree, Wentedge Road is an individually designed detached residence of outstanding quality, offering an exceptional blend of luxury, space, and timeless elegance.

Occupying a generous plot surrounded by beautifully maintained lawned gardens, the property is approached via an extensive private driveway, framed by mature trees that create an impressive sense of arrival and inspire the home's distinctive name. Every aspect of this remarkable residence has been thoughtfully designed and meticulously maintained, resulting in a home that is presented to an impeccable standard throughout.

Internally, the accommodation offers an abundance of versatile living space, complemented by high-quality fixtures and fittings, stylish interiors, and contemporary finishes that combine sophistication with everyday practicality. Designed to suit modern family living, every room has been finished with exceptional attention to detail.

A standout feature of the property is the self-contained living annexe, complete with its own private entrance and arranged over two floors with its own dedicated staircase, while the main house also benefits from a separate staircase serving the principal accommodation. Perfect for multi-generational living, guest accommodation, or those working from home, the annexe also offers the flexibility to be seamlessly incorporated back into the main residence if desired.

The enviable village location further enhances this superb home. Surrounded by open countryside, with a beautiful nature reserve quite literally on the doorstep, residents can enjoy peaceful rural walks while remaining within easy reach of the village's welcoming amenities, including a local post office and a traditional country pub renowned for its friendly atmosphere.

Homes of this calibre, in such a prestigious and desirable village setting, rarely become available. Offering an unrivalled combination of luxury, flexibility, and countryside charm, Old Tree represents a unique opportunity to acquire a truly outstanding family home. Early viewing is highly recommended to fully appreciate the size, style, quality, and idyllic setting this exceptional property has to offer.

Kitchen Diner 35'4" x 12'

A modern range of high and low level kitchen units in shaker style with a breakfast bar. Integrated appliances including wine fridge, extractor hood, dishwasher and cooker. Farm house double bowl sink with Quooker tap. Open plan to the dining room. Access to the hallway. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front elevation.

Living Room 20'4" x 11'8"

Media wall with electric feature fire. UPVC double glazed bi folding doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Hallway 6'2" x 19'12"

Access to the kitchen diner, living room, bedroom one, WC and the stairs leading to the first floor. Door giving access to the rear garden. Wood effect flooring. Central heated radiator.

Bedroom One 14'9" x 20'7"

Access to en suite. Built in wardrobes and storage cupboards. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

En Suite 7'8" x 12'2"

White suite comprising of double wash hand vanity with mixer taps. WC with low level flush. Freestanding panel bath with mixer tap and shower attachment. Walk in shower with mains feed waterfall shower head. Extractor fan. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the front aspect.



WC

5'6" x 4'9"

Storage cupboards. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated towel rail. UPVC double glazed window to the rear aspect.

Lounge / Diner

16'11" x 24'11"

Door leading to the front elevation. Log burner. Access to the kitchen/utility room. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the front elevation. UPVC double glazed windows to the side elevation.

Kitchen / Utility Room

16'4" x 8'

Access to the WC. Access door leading to the rear garden. High and low level kitchen units with one and half bowl sink and chrome tap. Dishwasher. Space for fridge/freezer. Option to reconnect plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

WC

5'3" x 2'11"

WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. UPVC double glazed window to the side aspect.

Landing

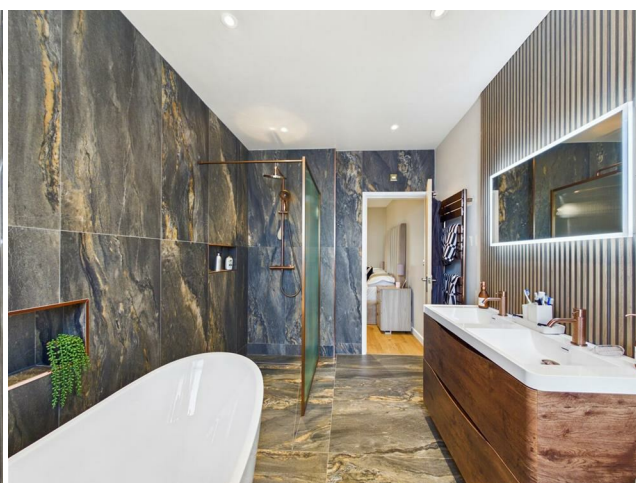
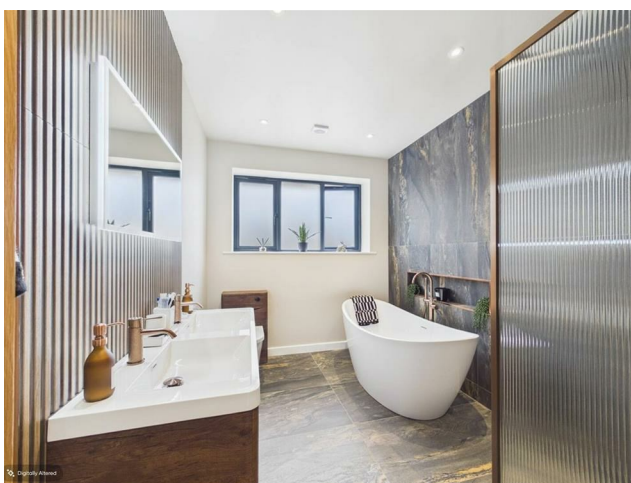
10'5" x 2'11"

Access to bedroom two, three and the house bathroom. Storage cupboard. Carpeted throughout. Central heated radiator.

Bedroom Two

15'5" x 14'

Storage cupboard. Access to the hallway. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Jack And Jill Bathroom

11'3" x 8'

White suite comprising of shower cubicle with mains feed shower and waterfall head. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the front aspect.

Bedroom Three

11'11" x 10'4"

Built in wardrobes. Access to the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Landing

5'3" x 4'2"

Access to bedroom two and four. Leading to the lounge diner. Access to storage cupboard. Carpeted throughout.



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Bedroom Four

11'3" x 10'5"

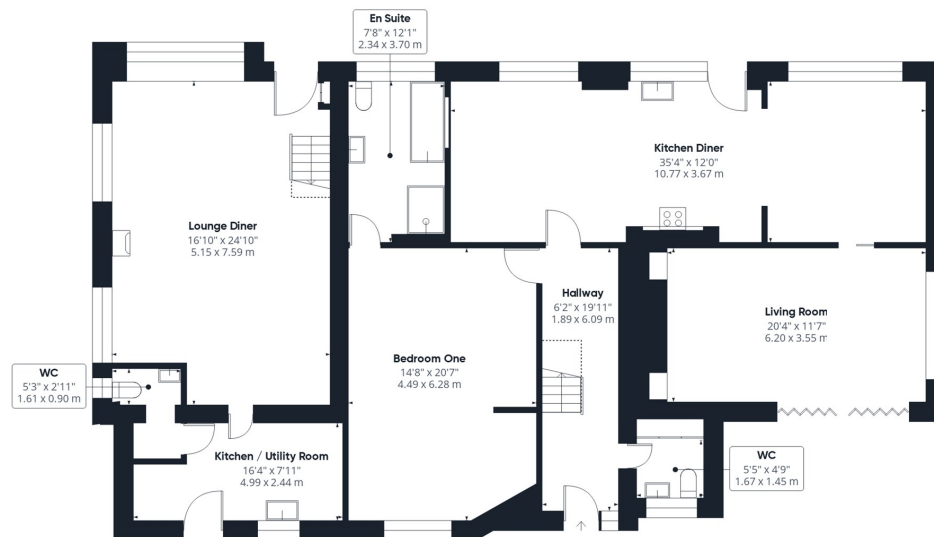
Built in wardrobes and access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

External

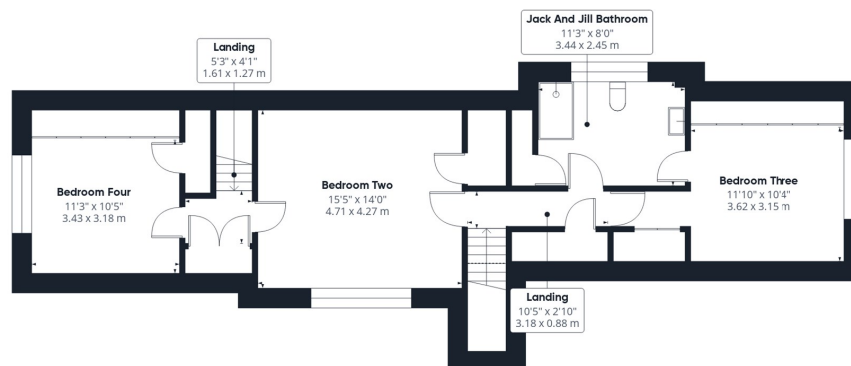
The property is approached via impressive extensive private driveway leading to electrically operated gates opening. Providing ample off-road parking for numerous vehicles and giving access to the detached dormer bungalow and accompanying outbuildings. The frontage enjoys a high degree of privacy with mature hedging and well-maintained boundaries, whilst the generous driveway and turning area make the property ideal for larger families, visitors or those requiring space for caravans, motorhomes or additional vehicles. Further benefits include a range of useful outbuildings and covered storage areas positioned to the front of the property, offering excellent versatility for storage, workshop use or hobbies.

To the rear, the property enjoys a substantial and private enclosed garden backing onto open countryside and enjoying attractive rural views. Predominantly laid to lawn with mature hedging providing excellent screening and privacy, the outdoor space offers an ideal setting for entertaining and family enjoyment. A generous paved seating and patio area spans the rear elevation of the bungalow, creating a superb space for outdoor dining and relaxation. Positioned within the garden is a detached summer house/shed complete with power and lighting. The gardens continue to benefit from open aspects across neighbouring fields, enhancing the property's semi-rural appeal.





Floor 0



Floor 1



Approximate total area⁽¹⁾

2534 ft²

235.5 m²

Reduced headroom

28 ft²

2.6 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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