



## **Moor Lane, Darrington, Pontefract, West Yorkshire**

**£750,000**

A very rare and exciting chance to purchase a spacious 5 double bed family residence with extensive outbuildings and a Grade II listed historic windmill in the grounds, all set in approximately 5 acres. Highly desirable location. Excellent business, equestrian, development or lifestyle opportunity.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this rare and exciting lifestyle home, set within approximately 5 acres of land, with extensive outbuildings, including a Grade II listed windmill and large greenhouses. This much loved family home has been in the same ownership for 47 years and offers a superb opportunity. The main house is a spacious and well laid out 5 double bedroom, 2 bathroom bungalow with scope for an annex. Externally, the property offers an ideal combination of space, privacy, lifestyle & business/equestrian options, with extensive outbuildings/sheds, paddocks, fields and beautifully landscaped large gardens. Featuring: Generous proportions, well maintained quality interiors, discreet location, numerous possibilities, potential, convenience and a most attractive setting. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, lifestyle and value.

## LOCATION

The property is situated in this highly desirable and convenient rural location between Carleton and Darrington. There are plentiful amenities, shops, schools, country pubs and recreational facilities within easy reach in the nearby villages. There is also convenient access into Pontefract, Wakefield, Castleford and Knottingley, as well as the larger cities of Leeds and York, with the many further amenities, shops, restaurants, bars, transport links and tourist attractions on offer there. Popular with residents and tourists this part of Yorkshire is an ideal base for those keen to explore the surrounding countryside. There are excellent transport links, with the A1 and M62 just a couple of minutes away, making this location a popular choice for commuters.

## DIRECTIONS

Sat Nav location: WF8 3RZ.

## GROUND FLOOR

Spacious entrance lobby leading into a large central reception hall.

### **Kitchen** 14' 8" x 11' 5" (4.47m x 3.48m)

A generously sized traditional kitchen with integrated appliances. Door to:

### **Utility Room** 17' 7" x 8' 1" (5.36m x 2.46m) plus entrance.

Large utility space with additional front access and plumbing for appliances.

### **Lounge** 19' 0" x 14' 3" (5.79m x 4.34m) max.

An impressive central reception room with large picture window onto the landscaped gardens. Open plan into:

### **Dining Room** 11' 9" x 9' 9" (3.58m x 2.97m)

Formal dining room. Glazed double doors to:

### **Sitting / Garden Room** 18' 0" x 11' 3" (5.48m x 3.43m)

A relaxing further reception room with sliding doors to the gardens. A door leads to a further inner hallway. This side of the house could make an ideal Annex.



**Bedroom One** 15' 4" x 13' 5" (4.67m x 4.09m) max.  
Large double bedroom with fitted wardrobes.

**Bedroom Two** 14' 4" x 11' 9" (4.37m x 3.58m)  
Large double bedroom with fitted wardrobes.

**Bedroom Three** 15' 5" x 9' 4" (4.70m x 2.84m) max.  
Double bedroom.

**Bathroom** 8' 6" x 7' 10" (2.59m x 2.39m)  
Fitted bath suite with separate shower cubicle.

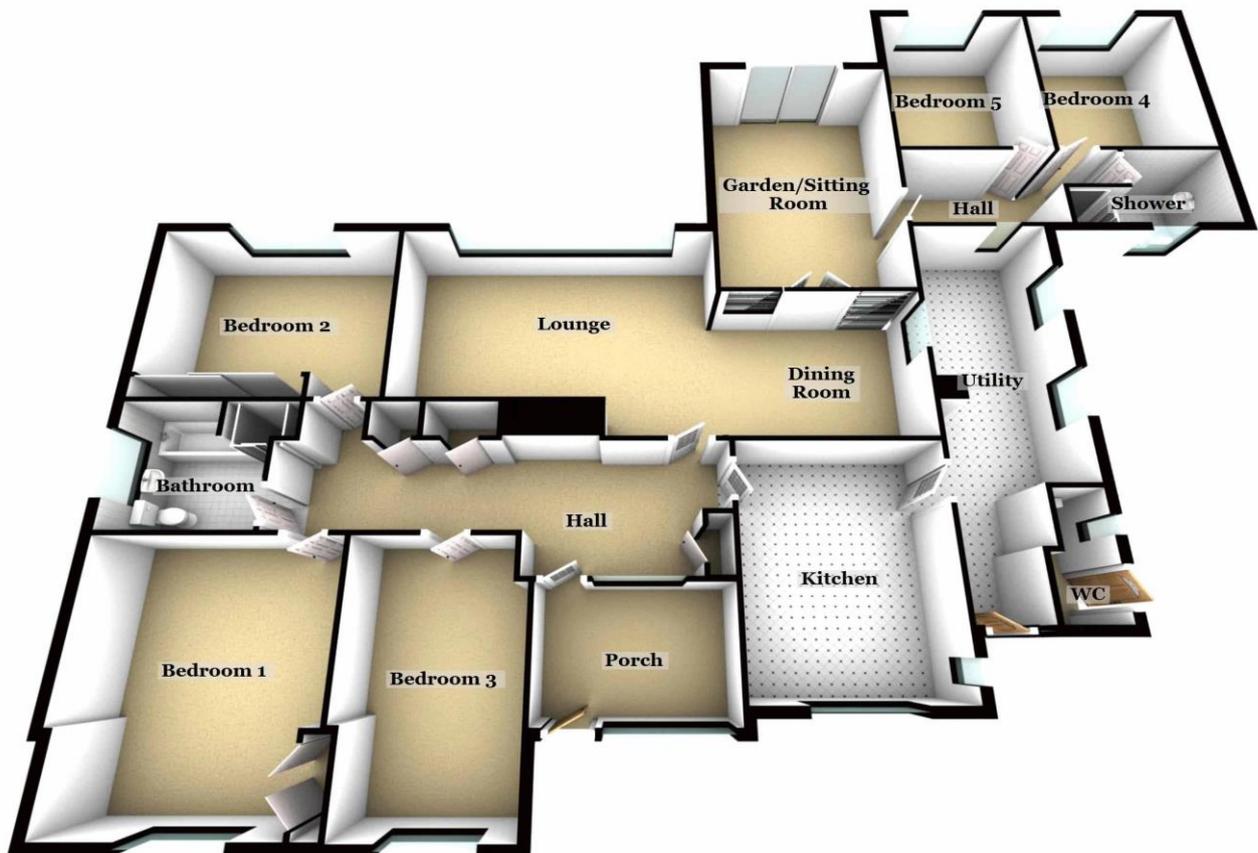
**Bedroom Four** 11' 11" x 10' 4" (3.63m x 3.15m)  
Double bedroom.

**Bedroom Five** 11' 11" x 9' 11" (3.63m x 3.02m)  
Double bedroom.

**Shower Room**  
Fitted shower suite.



Ground Floor





## OUTSIDE

The exterior offerings of this fine home are exceptional and include beautifully tended lawned gardens, extensive parking, garaging, wooden stables, storage sheds, workshop, greenhouses, gardeners WC, vegetable plot, seating areas, paddocks & fields and the particularly interesting Grade II old windmill structure. Totalling approximately 5 acres there is much scope for alternate uses and adaptations including equestrian and smallholding, as well as upgrading and improvement of the many useful old sheds, stables and outbuildings. The main entrance is on Moor Lane and the paddocks & land also have frontages onto Moor Lane and Carleton Road (see plan photo).

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria and surrounding counties. Our agency fees are competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties throughout the region.

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.

**Council Tax Band:** F.

These details were prepared / amended on: 20/10/2018

## AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [A] (91-100)		Very environmentally friendly - lower CO <sub>2</sub> emissions [A] (10-20)	
[B] (81-90)		[A-] (21-30)	
[C] (71-80)		[B] (31-40)	
[D] (61-70)		[C] (41-50)	
[E] (51-60)		[D] (51-60)	
[F] (41-50)		[E] (61-70)	
[G] (31-40)		[F] (71-80)	
Least energy efficient - higher running costs [G] (1-30)		[G] (81-90)	

England & Wales EU Directive 2002/91/EC

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