



Machir, Moor Lane
Carleton, Pontefract



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Carleton, Pontefract, WF8 3RZ



A substantial detached bungalow set within approximately 5 acres with stabling, all weather arena, paddocks and a Grade II listed windmill, ideally suited to equestrian or lifestyle use on the edge of Carlton village.

A substantial detached family bungalow set on the edge of the village, extending to approximately 5 acres and benefitting from extensive stabling, an all weather arena, paddocks and a Grade II listed former windmill.

Formerly operated as a nursery, this impressive property is ideally suited to those with equestrian or lifestyle interests. A primary driveway leads to the bungalow, providing a generous parking and turning area along with access to the garage. The driveway continues through to a yard enclosed by stables and onward to the arena. The paddocks are thoughtfully arranged in an L shape around the house and gardens.

The bungalow itself is approached via a central reception hall leading through to a spacious living room overlooking the rear gardens. An adjoining dining room opens into a separate garden room, both enjoying views across the gardens. The kitchen is fitted with a comprehensive range of units and overlooks the front of the property, complemented by a large utility and boot room which serves as a practical everyday entrance. The bedroom accommodation is well arranged, with one wing comprising a generous principal bedroom with adjoining dressing room (formerly a fifth bedroom), a further double bedroom and the house bathroom. A separate inner hallway to the rear leads to two additional double bedrooms and a well appointed shower room.

The property occupies a desirable position on the eastern fringe of the sought after village of Carleton, which is served by a well regarded primary school. A wider range of amenities can be found in nearby Darrington, while Pontefract town centre offers further facilities. The national motorway network is also easily accessible, making this an ideal location for those commuting further afield.





ACCOMMODATION

ENTRANCE HALL

A welcoming reception hall features French doors with side screens to the front, ceramic tiled flooring, a built in cupboard and steps up into the inner hallway.

LIVING ROOM

A spacious reception room with large picture window overlooking the rear garden, feature fireplace with marble inset and hearth housing a living flame coal effect fire.

DINING ROOM

Double doors with side screens leading through to the garden room.

GARDEN ROOM

French doors to the rear garden, central heating radiator and fitted gas fire, creating an additional versatile reception space.

KITCHEN

Window to the front elevation and fitted with a range of painted units with quartz worktops and matching upstands. Inset sink unit, gas hob with extractor hood, built in oven and grill, integrated dishwasher and ceramic tiled flooring. Matching dresser unit.

UTILITY/BOOT ROOM

External door to the front providing everyday access, leading through to a larger storage area with two windows to the side. Fitted cupboards with quartz worktops and space and plumbing for a washing machine and tumble dryer.

BEDROOM ONE

Window to the front, central heating radiator and doorway through to the dressing room.

DRESSING ROOM

Window to the front, central heating radiator and a range of fitted wardrobes with cupboards over.

BEDROOM TWO

Window overlooking the rear garden, central heating radiator and fitted wardrobes with cupboards over.





HOUSE BATHROOM/W.C.

Refitted with a quality four piece suite comprising freestanding roll top bath with shower attachment, separate shower cubicle with twin head shower, vanity wash basin and low flush WC. Tiled walls and floor, brass effect heated towel rail, frosted window and extractor fan.

BEDROOM THREE

Window overlooking the gardens and central heating radiator.

BEDROOM FOUR

Window overlooking the gardens and central heating radiator.

SHOWER ROOM/W.C.

A separate shower room is fitted with a walk in shower with rainfall head and handheld attachment, vanity wash basin, concealed WC, brass effect heated towel rail, tiled walls and floor, extractor fan and frosted window to the front.

OUTSIDE

The formal gardens to the front are mainly laid to lawn with shaped hedges, shrubs and paved seating areas. To the rear, a sheltered patio sits directly off the garden room, leading onto a large lawned garden with well stocked borders. The grounds extend to include paddocks arranged to the side and rear, ideal for equestrian use, and feature a Grade II listed brick built former windmill. A further driveway leads to a yard area with ample parking, surrounded by a range of wooden stables including eight loose boxes, tack and storage rooms. Beyond this is an all weather arena and additional field shelters.

COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

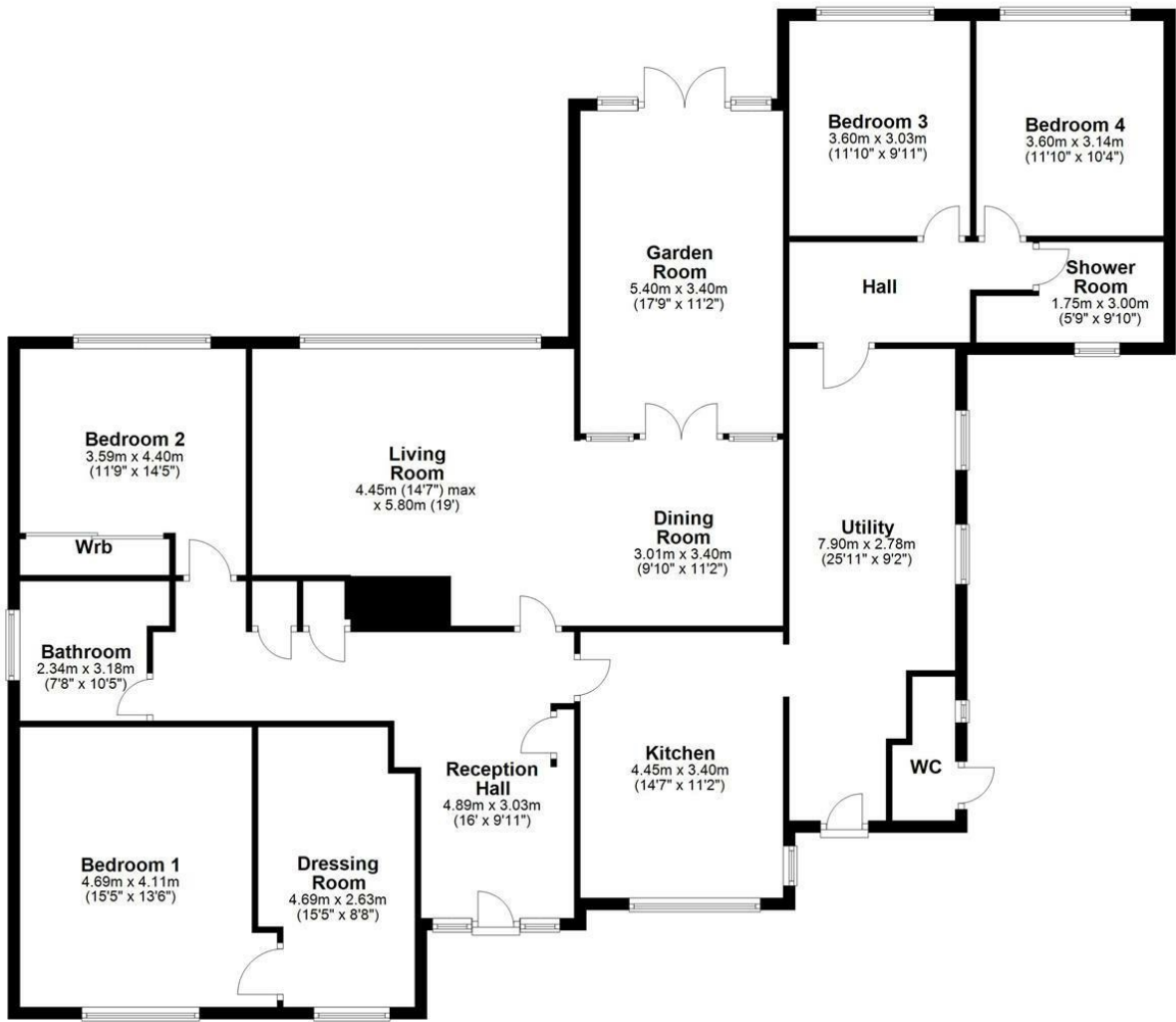
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.



Ground Floor



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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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32 Ropergate, Pontefract, WF8 1LY
 Tel: 01977 798844
 Email: pontefract@richardkendall.co.uk
 www.richardkendall.co.uk

