



ASH TREE COTTAGE



A Warm Welcome



ASH TREE COTTAGE

Leave the bustle not too far behind and take a drive through hedgerow bound countryside to arrive in Charlston Common. Discover an archetypal country cottage set alongside the village green, unseen from the quiet residential road yet close to necessary conveniences.

Through the wrought iron gates pull into the gravelled driveway and approach the rear of the cottage bordered by lush lawns to where there is parking for five or more cars.

Follow the pathway leading you to the front of the property where wonderful views abound. Take a moment to appreciate the unique heritage of this home, originally Charlston Farmhouse, part of the Earl of Westmorland's estate. Ash Tree Cottage has endured for over three hundred years, extensively renovated to retain the history alongside modern living comforts.



Rustic Charm

Enter through though the porch with an unusual chapel style front door and immediately appreciate the sense of tradition. Leaded side windows, a feature of the cottage, illuminate the space. Shed your shoes and head inside through a glazed door to the sitting room, warmth emanating from a traditional log burner housed within the earthy tones of the raised brick fireplace. A robust timber lintel blends with the beautiful oak supporting beams and ceiling. The spacious room is bathed in light from the duo of leaded windows, creating a relaxing space with comfortable sofas and natural floor covering to gather with friends and family on a winters evening.

Stepping down into the dining room, the continuation of timber ceiling and beams conjures an atmosphere of conviviality. Original wall panelling with unique motifs adds further character, along with the large dining table lit by a traditional candelabra chandelier. Carpeted and cosy, share an intimate dinner for two or celebrate with festive feasts, adorned with seasonal decorations.

Access to the first floor of the cottage can also be found here by way of a timber spindled staircase, light flooding in a myriad of colour courtesy of a beautiful bespoke stained-glass window on the half landing. A deep windowsill exposes the thickness of the walls with stairs illuminated by an exquisite crystal and pewter chandelier.



Rest & Relaxation

Returning through the sitting room take a right into the oldest part of Ash Tree Cottage. A cosy yet spacious snug, with its rustic beams and timber ceiling providing a further nod to the past. Neutral toned walls enhance the character of the original wooden floorboards. The restful space is completed by an original cast iron fireplace accented with amber hued tiling, affording a bounty of seating space to read a good book in front of the fire, or to appreciate the outlook of the garden beyond.

At the far end of the snug follow your nose through a door with bespoke stained glass providing further charm, to the consummate working kitchen. Recently refurbished, find an abundance of cream shaker style storage units dressed in copper handles and complementary traditional taps over the Belfast sink. A large fridge freezer and dishwasher are built in, with space for a washing machine under the robust solid oak countertops. Cooking is a joy with space for a substantial multi burner range cooker. Plinth and under cabinet lighting lend to the ambience, along with the warming feel of the timber effect tiling concealing underfloor heating.



A door from the kitchen leads outside to the driveway providing a convenient access for unloading groceries or an alternative entrance to welcome visitors.



Rural Tranquillity

Retrace your steps to the dining room and the staircase which guides the way to the carpeted landing. Take a turn right to enter bedroom one, currently utilised as a home office. A calming space for work or study, wonderfully bright from the leaded window set within a deep sill and a comfortable carpeted floor.

Find bedroom two tucked around the corner to the left. Sneak a peek through the window topped with original aged oak lintel to fabulous views of the garden and paddocks. Complemented by restful tones, the room provides ample space for all storage requirements and a large bedstead to settle down and enjoy the outlook.

On to bedroom three, inviting with soft carpeting and gentle lighting. Snuggle up with space for a comfortable day bed and take in views of the surrounding countryside.



Understated Luxury

Arrive next door to find the master bedroom. The character continues with a timber ceiling beam and window lintel with garden views. The central attraction is a carefully restored cast iron fire with wooden surround and tonal chimney breast, creating a sanctuary with soothing light permeating the room. With space for a king size bed, delight in subdued slumber.

Return across the landing to find the house bathroom, with clean lines to create spa like indulgence. Warm neutral tiling to both floor and walls, creates hotel style lavishness. For the perfect place to soak and escape the world a sumptuous free-standing bath with traditional chrome fittings overlooks proceedings. Alternatively, if a refreshing wake up is in order, step inside the sizeable walk in Kudos shower with rainfall shower head. A large chrome heated towel rail warms fluffy towels and feature vertical radiator looks after the ambient temperature. There is also a WC and wash basin housed by a shaker style cabinet for all your toiletries.





Picture Perfect

Ash Tree Cottage is wrapped in generous grounds of around a quarter of an acre. A secluded and sheltered patio area is to be found to the front of the property with ample space to raise a glass and enjoy barbecues in the summer sun. For a larger gathering, stone steps bordered with graceful Hellebores, snowdrops and daffodils lead to the lawn, which extends to approximately four hundred feet bounded by open farmland.

Discover native Ash trees with distinctive silvery grey bark which lend their name to the cottage, along with mature Horse Chestnut, Sycamore, conifer and bountiful fruit trees. An explosion of colour and fragrance in the Spring, stroll through the greenery and glimpse the horses roving in the distance while listening to the harmonious birdsong. To keep your haven looking pristine a timber shed is tucked neatly away at the edge of the grounds for ample storage.



Laid Back Lifestyle

Nestled in the countryside of West Yorkshire, Ash Tree Cottage is perfectly located. The quintessential village green is only steps from the front door for games and picnics or wander over to the lake and try your hand at a spot of fishing.

Discover the numerous walks in the area, notably the Anglers Country Park at Winterset, a short ramble away through the picturesque rolling landscape. Steeped in history, the National Trust property of Nostell Priory is also close by. With its stunning architecture and landscaped gardens, warm up with coffee and cake in the café before heading home. Or maybe stop off for refreshments at the White Horse with glorious pub garden, perfect for alfresco dining while soaking up the sun. Any immediate shopping needs are met in the village store.

Ash Tree Cottage is in a perfect central location, so accessible you are only within 7 miles of the M1 and M62 for regional links. In under fifteen minutes reach the various supermarkets, shops and eateries of Wakefield.

Secluded yet convenient for modern life, plan a visit and appreciate all Ash Tree Cottage has to offer.

- Gas central heating
- Fully double glazed
- Wakefield City council
- Council tax band E
- EPC rating D

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Directions

Leave the centre of Wakefield via A638 Doncaster Road and continue past Crofton towards Nostell Priory. Turn left onto West Lane and right onto The Green, where the property is situated on the right hand side.

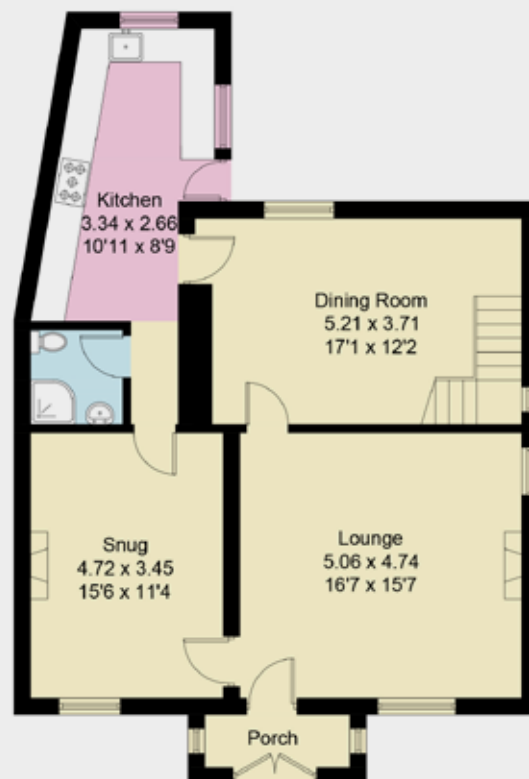
Ash Tree Cottage,
48 The Green,
Sharlston Common,
Wakefield,
WF4 1EF

To view Ash Tree Cottage

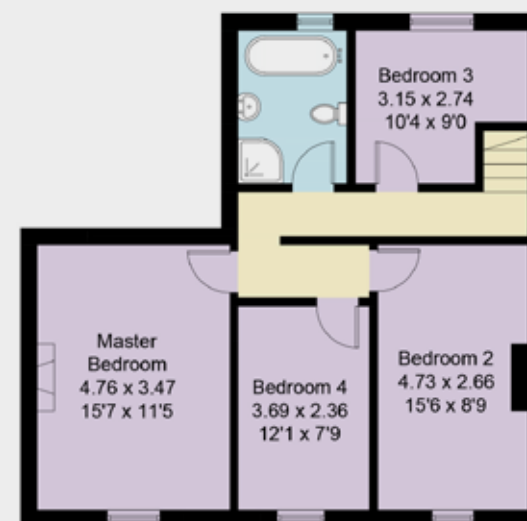
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**RUTLEY
CLARK**
UNIQUE HOMES

Ground Floor



First Floor



Approximate Gross Internal Area = 149.8 sq m / 1612 sq ft

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