



CHURCH COTTAGE
WOOLLEY



In nature's embrace, close to country walks and with the convenience of shops, schools and commuter links nearby, discover a home of warmth and welcome, at Church Cottage.

A Peaceful Setting

Approaching along the village road, pull up through the electric gated entrance, where a long driveway provides ample parking, leading to a large garage with electric doors. Mature beech hedging offers a screen of green, creating a leafy and pleasant first impression.



Stepping in through the door into the entrance hall, herringbone wood-effect flooring flows out underfoot, with plenty of space for the doffing and donning of coats and boots to the left-hand side.





A Feast for the Eyes



Ahead, emerge into the light-filled kitchen, where country-style cabinetry offers an abundance of storage, dressed in shades of light grey. Built-in shelving enhances the space available for all your culinary essentials and cookbooks, with a sociable central island (with breakfast bar seating and built-in storage) topped in marble white. Views abound from all sides: above the Belfast sink through a wide window to the front, and from beyond the breakfast table to the rear.

Cook up a feast for family and friends, utilising the double oven and gas hob, alongside all the anticipated appliances.

Indoor - Outdoor Living

Flowing conveniently off from the kitchen is the delightful dining room, with wooden flooring underfoot and French doors opening up to the terrace at the rear – the perfect spot for alfresco dining in the summertime. Built-in shelves and alcoves surrounding the radiator offer plenty of storage.

From the dining room, discover the handy utility room, furnished with cabinets, sink, and plumbing for a washer-dryer. There is also a WC.









Warm and Cosy

Accessed from the entrance hall is the sumptuously sized sitting room, where light streams in from multiple windows. Embraced within its exposed brick fireplace, a log-burning stove issues warmth and welcome throughout the cosily carpeted room.





Sunny Days

Opening up from the sitting room is the cosy sun room, where wood flooring flows underfoot and windows to three sides invite the light and views in. Step out onto the private patio for fresh air and sunshine.





Soak & Sleep



From the sitting room, stairs lead up to the carpeted landing, where on the right, sanctuary and storage await in the master bedroom. Built-in wardrobes offer plenty of space for all-season attire, with ample room for a double bed.

Freshen up in the peace and privacy of your own spacious ensuite, furnished with shower cubicle, WC and storage-laden vanity unit wash basin with mirror above.

Make your way along the landing to discover another good-sized double bedroom, dressed in neutral shades and offering plenty of space for wardrobes and drawers, overlooking the drive and garage.







Tucked away at the far end of the landing, beneath a vaulted ceiling and with wooden flooring is a third bedroom, bountifully sized with space for both a single and double bed. Overlooking the glorious garden to the rear, this peaceful bedroom is filled with light.

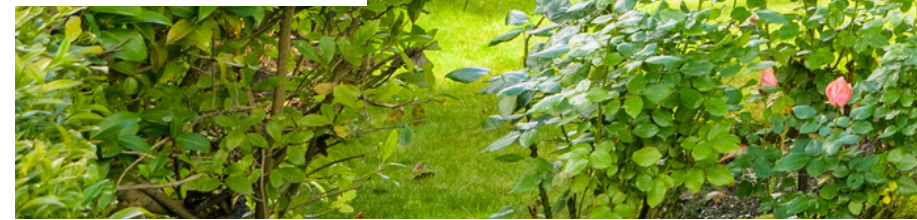
Returning along the landing, refreshment awaits in the family bathroom on the right, with cheerfully toned panelling to the lower walls, and furnished with a wash basin, shower, WC and large, claw foot, roll top bath with showerhead attachment.

Garden Oasis

Opening up from the sun room, step out onto the lovely, landscaped patio, a sunny spot for enjoying afternoon tea, behind the stone walls and gravel borders, brimming with mature planting offering seasonal colour.

To the rear, soak up the sunshine on the spacious rear terrace, where beyond, stepping stones traverse the large lawned garden. Borders brim with mature planting, with ample space for your gardening tools in the shed. Grow your own in the greenhouse and enjoy watching the children play about the lawn.

Numerous seating areas allow you to seek sunshine and shade throughout the day.





OUT & ABOUT

From its leafy rural setting, Church Cottage offers access to the beautiful Newmillerdam Country Park, whose beautiful lake and scenic boathouse sit at the centre of woodland laced with walks.

Whether you're looking to take a quick 15-minute stroll or a more immersive three-hour hike, there are so many options close by, with a myriad of country lanes and footpaths to explore.

For dining options, the renowned Capri restaurant is nearby, along with several charming pubs, ideal for rest and relaxation after a day exploring and adventuring outdoors.

With numerous opportunities for shopping close by, including supermarkets, a bakery, and a delightful cake shop, all the essentials are close at hand.

Commuting is convenient, with the road and rail networks in and around the village of Woolley providing easy access to Wakefield and Leeds, either by car or train. From Wakefield, you can catch direct train links to major cities including London.

Families are ideally placed, with a range of good schools to choose from within the Wakefield and Leeds areas, including primary, secondary and independent schools.

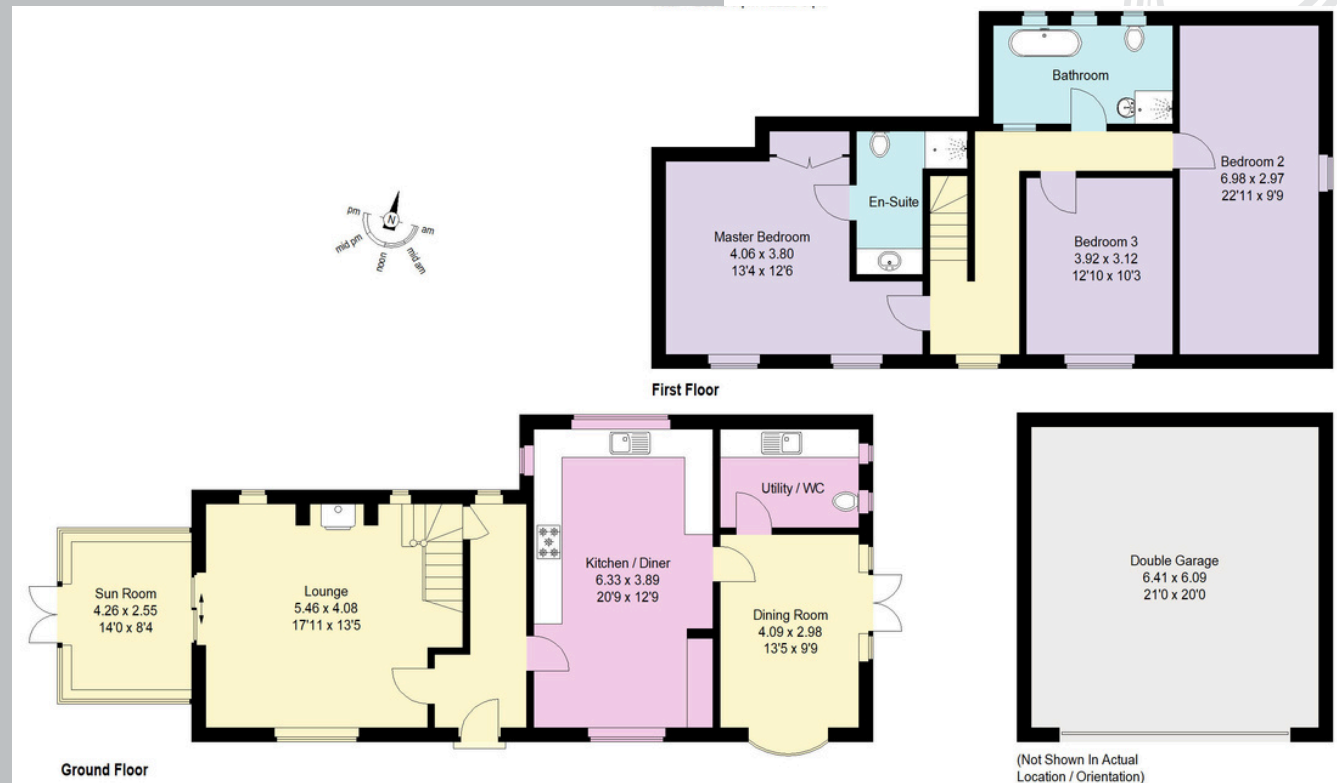
A home rich in character and warmth, and perfect for those who cherish outdoor living and gardening, alongside privacy and tranquillity, Church Cottage is a home that ensures restful nights and peaceful days.

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USEFUL TO KNOW:

- UPVC double glazing throughout
- Gas central heating
- Mains water and drainage
- Wakefield City Council
- Council tax band G
- EPC rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	60	92
(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 





CHURCH COTTAGE

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UNIQUE HOMES