



SMIRTHWAITE
HOUSE





A GRAND ARRIVAL

Approached via a long private driveway and set amidst extensive mature grounds, Smirthwaite House is a magnificent detached period residence that commands immediate attention.

Occupying a distinguished position within the highly sought-after village of Methley, this remarkable home blends impressive proportions, enduring character and exceptional potential, presenting a rare opportunity to acquire a residence of genuine significance that can be cherished and adapted for generations to come.

The approach is nothing short of captivating. Sweeping lawns, mature trees and established planting create an exceptional sense of privacy and seclusion, while the expansive grounds provide an atmosphere of tranquillity that is increasingly rare to find. With beautifully landscaped gardens enveloping the home, extensive parking and a collection of useful outbuildings, the setting is every bit as remarkable as the accommodation itself, creating an unforgettable first impression long before you step through the front door.



TIMELESS LIVING

Passing through the front door, beautifully adorned with decorative glazed panels and crowned by an elegant original stained-glass fanlight, the magnificent entrance hall offers an unforgettable introduction to the home beyond. Original decorative tiled flooring, a striking spindle staircase and beautifully proportioned interiors immediately showcase the craftsmanship and enduring character that define this distinguished period residence.

To the left, the elegant sitting room is perfectly suited to both refined entertaining and relaxed everyday living. A striking angled bay window fills the room with natural light, while an ornate fireplace forms an impressive focal point. High ceilings, intricate cornicing and original period detailing combine to create a space of timeless sophistication.





Echoing the proportions of the sitting room, the lounge sits opposite, offering an equally inviting setting. Whether enjoyed as a comfortable family room, television lounge or additional entertaining area, it connects effortlessly with the kitchen, encouraging a natural flow throughout the ground floor.

A separate study provides a peaceful retreat for home working, reading or quiet reflection, offering valuable flexibility to suit a variety of lifestyles.





To the middle of the home sits the dining room, offering a more intimate setting for entertaining and family occasions.

Centred around a handsome stone chimney breast fireplace, the room is beautifully proportioned, with an attractive bay window overlooking the gardens that fills the space with natural light and creates an elegant backdrop for everything from formal dinners to relaxed celebrations.

Completing the ground floor is a fully tiled cloakroom with WC, thoughtfully positioned to serve both the reception rooms and everyday family life.



Beneath the house, an extensive basement provides exceptional versatility, offering excellent storage and workshop space while presenting exciting scope for future conversion. Whether retained as practical ancillary accommodation or reimagined for alternative uses, it offers potential for the future.

GATHER, DINE & ENTERTAIN

At the heart of the home lies a beautifully proportioned dining kitchen, rich in character and designed to bring family and friends together. Traditional pine cabinetry, generous work surfaces and an impressive stone fireplace housing a wood-burning stove create a wonderfully warm and welcoming atmosphere, while a generous pantry provides excellent everyday practicality. With ample space for a breakfast table, the kitchen naturally becomes the social heart of the home, equally suited to busy weekday mornings and relaxed weekend gatherings.





A door opens directly onto the paved rear courtyard, a wonderfully private outdoor space that enjoys the afternoon sun through to the late evening as it sets behind the distant trees. Beautifully positioned for summer entertaining, alfresco dining or simply unwinding at the end of the day, it offers a seamless extension of the living space. The adjoining rear hallway provides convenient access to the extensive parking beyond.







REST & RETREAT

Ascending to the first floor, the sense of scale and character continues, where four beautifully proportioned bedrooms provide elegant and versatile accommodation ideally suited to family life. Original features, impressive ceiling heights and delightful garden views combine to create a collection of rooms that feel both timeless and inviting.

Positioned to the front of the home, the master bedroom offers a peaceful sanctuary overlooking the surrounding gardens. A large window frames the picturesque outlook, while generous proportions and original period detailing create an atmosphere of understated elegance and tranquillity.







Bedroom Two reflects the impressive proportions of the master bedroom, a hallmark of homes from this distinguished period. Filled with natural light, it offers another spacious and welcoming double bedroom with ample room to accommodate a variety of furniture layouts.

Bedroom Three continues the home's rich character, with exposed original ceiling timbers adding warmth and authenticity. An extensive range of fitted wardrobes provides exceptional storage while preserving the room's generous proportions.

Beyond, Bedroom Four enjoys excellent natural light from multiple windows and is complemented by the adjacent four-piece family bathroom. Benefitting from a secondary staircase leading directly to the external entrance, this part of the home offers exciting potential to create self-contained accommodation for guests, older children or multigenerational living, providing flexibility to adapt alongside changing family needs.





Serving these bedrooms are two substantial family bathrooms, thoughtfully designed to accommodate the demands of modern family life.

The principal bathroom has been beautifully appointed with a luxurious freestanding spa bath, a large walk-in shower, twin wash basins and WC, creating a wonderfully relaxing space in which to unwind.







GROUNDS & GARDENS

The magnificent grounds are among Smirthwaite House's most compelling attributes, providing an exceptional setting that perfectly complements the grandeur of the residence. Expansive lawns sweep gracefully around the house, framed by established stone walls, mature trees and carefully cultivated planting that create a remarkable sense of privacy, seclusion and timeless beauty throughout the seasons.

Meandering stone pathways invite you to explore the gardens, leading to generous patios that provide idyllic spaces for al fresco dining, summer entertaining or quiet moments of relaxation surrounded by nature. Two substantial outbuildings offer valuable ancillary storage while presenting exciting potential for a variety of future uses.

To the rear, an extensive parking area comfortably accommodates multiple vehicles, ensuring the practicality of the grounds matches their visual appeal.



THE BEST OF VILLAGE LIVING

Perfectly positioned between Leeds, Wakefield, Castleford and Pontefract, Methley offers an exceptional balance of peaceful village living and outstanding connectivity. Rich in history and surrounded by beautiful open countryside, this highly regarded village enjoys a strong sense of community while providing effortless access to everything required for modern family life.

Families are particularly well catered for, with an excellent selection of respected schools close by, including Methley Primary School, Brighshaw High School and a number of neighbouring academies in Rothwell and Castleford. Combined with the village's welcoming atmosphere and abundance of green space, it is easy to understand why Methley remains such a desirable place to call home.

Everyday amenities are conveniently close at hand, with local shops, traditional pubs, cafés and village services all contributing to the charm and convenience of daily life. The village cricket pitch is just a few minutes' walk away, offering a wonderful focal point for the community and a quintessential village setting to enjoy throughout the summer months.

For a wider choice of shopping, dining and leisure, the nearby centres of Rothwell, Castleford and Wakefield are all within easy reach, while Leeds city centre can be reached in around 15 minutes by car, making commuting and days out wonderfully convenient. A superb range of independent businesses sits alongside major retail and entertainment destinations, including Junction 32 Outlet Village, Xscape Yorkshire, The Springs and Trinity Walk.

For those who embrace the outdoors, the surrounding landscape offers an abundance of opportunities to explore. Scenic walks and cycling routes weave through the countryside, while the nearby River Calder and Aire and Calder Navigation provide idyllic settings for waterside strolls. RSPB St Aidan's Nature Park is just a five-minute walk away, offering miles of walking trails, birdwatching and beautiful open landscapes, while Lemonroyd Marina is also within easy walking distance, creating the perfect setting for peaceful waterside walks. Fairburn Ings Nature Reserve, Temple Newsam Estate and the rolling Yorkshire countryside are all within easy reach, ensuring every season brings something new to discover.

Offering the charm of village life, excellent schooling, beautiful countryside and outstanding transport links, Methley is a location that perfectly complements family living while remaining effortlessly connected to the surrounding towns and cities.





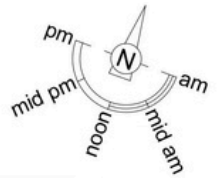


A RICH HERITAGE

Smirthwaite House is a home with a fascinating history, its name honouring the Smirthwaite family, the original occupants who lived here for many years. Believed to have been farmers or members of the local farming gentry, the Smirthwaites are recorded throughout the 17th and 18th centuries, reflecting the home's deep-rooted connection to the surrounding landscape and agricultural heritage. The house appears on maps dating back to 1786 and was later referenced in the Leeds Intelligencer in 1831 as one of Lord Mexborough's oldest tenant farms. Today, this distinguished residence continues to celebrate its remarkable past, offering a rare opportunity to own a home that has formed part of Methley's history for centuries.

Steeped in history, rich in character and set within one of Methley's most impressive private settings, Smirthwaite House is far more than a family home. It is a rare period residence of enduring quality, where elegant architecture, remarkable grounds and exciting future potential combine to create an opportunity seldom found. A home to be cherished today and enjoyed for generations to come.

FLOORPLAN



Approximate Gross Internal Area = 314.6 sq m / 3386 sq ft
(Excluding Cellar / Outhouse)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1321348)

USEFUL TO KNOW

Fully double glazed throughout
Gas central heating
Mains water and drainage
Freehold
Wakefield City Council
EPC Rating E
Council Tax Band G

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

A photograph of a brick house with a window and flowers. The image shows a section of a red brick wall. To the left is a window with a white frame and light-colored curtains. In the foreground, there are green plants with purple and pink flowers. A dark purple rectangular box is overlaid on the right side of the image, containing white text.

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RUTLEY
CLARK

UNIQUE HOMES

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