



CRAGTOPS, PINFOLD LANE, KIRK SMEATON, SOUTH YORKSHIRE, WF8 3JT

Leeds – 24 miles

York – 32 miles

Sheffield – 32 miles

M62/M1 Junction 33 – 4 miles

Cragtops is a stunning 8 bedroom family residence with light and spacious accommodation arranged over four levels offering living space of almost 8,500 sqft. This includes an indoor swimming pool, an integral double garage, a detached double garage and a range of outbuildings which may benefit from planning gain for a variety of uses subject to obtaining the necessary consents.

The property sits within private grounds on the fringe of Kirk Smeaton, a small village in the heart of the Went Valley straddling the River Went from where it takes its name. There are shopping facilities in nearby Ackworth (3.5 miles) which also boasts the highly acclaimed independent day and boarding school. Kirk Smeaton, despite its semi rural setting, is conveniently located with easy access onto the A1, M62 and M18 motorways providing ready commuting to the commercial centres of Leeds, York, Sheffield and Doncaster.

The accommodation briefly includes an entrance hall which opens into the principal reception room of excellent proportions, open to a galleried landing and enjoying views over the nature reserve. It then continues through into the family dining kitchen with a comprehensive range of quality units, integrated appliances and central island with granite preparation surface. Also at ground floor level is a guest cloakroom, fitted home office, a guest bedroom with en suite shower room and a rear entrance hall. The leisure suite comprises a heated swimming pool with automatic cover, hot tub, sauna two shower rooms and a washroom with WC. At lower ground floor level is a spacious family/games room, bedroom with adjoining shower room, store room and plant room for the pool.

AN EXCEPTIONAL INDIVIDUAL DETACHED FAMILY HOME WITH INDOOR SWIMMING POOL, GARAGING FOR 4 CARS, PRIVATE FORMAL GARDENS AND ADJOINING PADDOCKS AND WOODLAND IN ALL OF OVER 12 ACRES INCLUDING A NATURE RESERVE BOUNDED BY THE RIVER WENT ON THE FRINGE OF KIRK SMEATON VILLAGE.



The first floor is approached from a galleried landing with gymnasium area and utility room. The principal bedroom benefits from a walk in wardrobe, fitted wardrobes, a luxury en suite bath/shower room and a balcony overlooking the nature reserve. There are three further bedrooms, two with en suites, and a washroom with WC. The second floor could form a self contained apartment if required comprising a bedroom with adjacent shower room, second bedroom/sitting room and ample eaves storage areas.

Outside, the property is approached through electric gates and a tarmac drive which encompasses the house providing access to the integral double garage and separate detached double garage at the rear of the house which contains the Biomass heating system. Beyond the garage is a large greenhouse and a range of outbuildings/ former stables together with an open barn. These have a significant footprint and could provide an opportunity to create ancillary accommodation or home offices if required, subject to planning approval. They could also be of use to those with equestrian interests.

Directions - WF8 3JT: Travelling south on the A1, pass the junction with the M62 and continue for approximately 4 ½ miles . Turn left immediately beyond Wentbridge and at the T- junction turn right on to Wentedge Road which leads into Kirk Smeaton. On entering the village at the T- junction turn left onto Main Street and the access to Cragtops is on the left as the road bends sharp right.





Cragtops, Pinfold Lane, Kirk Smeaton

Approximate Gross Internal Area

Main House = 8,474 sq ft / 787 sq m

Garages = 976 sq ft / 91 sq m

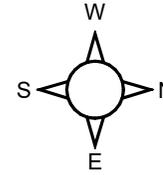
Outbuildings = 66 sq ft / 6 sq m

Greenhouse = 390 sq ft / 36 sq m

Barn = 1,720 sq ft / 160 sq m

Balcony external area = 50 sq ft / 5 sq m

Total = 11,626 sq ft / 1,080 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	



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