

MORNING FIELD VIEW



THORPE AUDLIN

Morning Field View

Every once in a while something comes onto the market which quite simply blows everyone away – and this stunning property in the beautiful rural village of Thorpe Audlin most certainly falls into this category.

Morning Field View offers a unique opportunity to enjoy the trappings of a magnificent lifestyle which will be the envy of all around you.

As you approach up the **long driveway**, you'll fall in love with the idea of making this home your own. Sitting in **picturesque countryside** and boasting glorious views, the entire package is waiting for you to make your forever memories.

Converted less than a decade ago, this spacious three-bedroom bungalow offers modern and fully accessible space convenient for disabled living.



Step inside

This unique, quirky property offers immaculate curb appeal from the outside in.

Walk through a broad, glass-panelled archway door where an expansive hallway awaits.

You have immediate easy access to the cloak room and study, which has

plenty of room for a large desk and numerous storage shelves to make remote home working a breeze.

With its stylish open design, you'll not be surprised to know that this property is perfect for a party, featuring an inbuilt LED colour-changing light box on the wall that really creates the perfect atmosphere.





Light & open living

Walk through the beautiful oak double doors to a modern, open-plan living space.

Whether you decide to play chef, enjoy your daily dining or just sit and relax, you'll be drenched in daylight in a glorious living space complete with four skylights overhead and two sets of tall arch windows.



Bright & airy

The neutral light décor adds to this airy feel and the tiled floor benefits from underfloor heating, ensuring added comfort is achieved throughout.

The u-shaped kitchen is tucked away in the corner and comes complete with a large built-in fridge, electric induction hob and a versatile breakfast bar.

The countryside views from the patio doors leading out to the raised flagged area are unbeatable.

The owners have done a marvellous job in creating an open-plan room which fulfils all your needs without compromising on style or functionality.

A separate utility room stores the washing machine, tumble dryer and additional cupboards to ensure the living space never feels cluttered.



Sleep and soak

All three double bedrooms are a fantastic size and neutrally decorated with cosy Berber style carpets.

The second bedroom benefits from a large walk-in wardrobe, while the master comes complete with an en-suite wet room which has been recently upgraded in full.

Fully tiled with an easily accessible shower - this is a fantastic addition, particularly for any guest with mobility issues.

The family bathroom is tastefully decorated with a power shower over the bath tub.



FLOOR PLAN

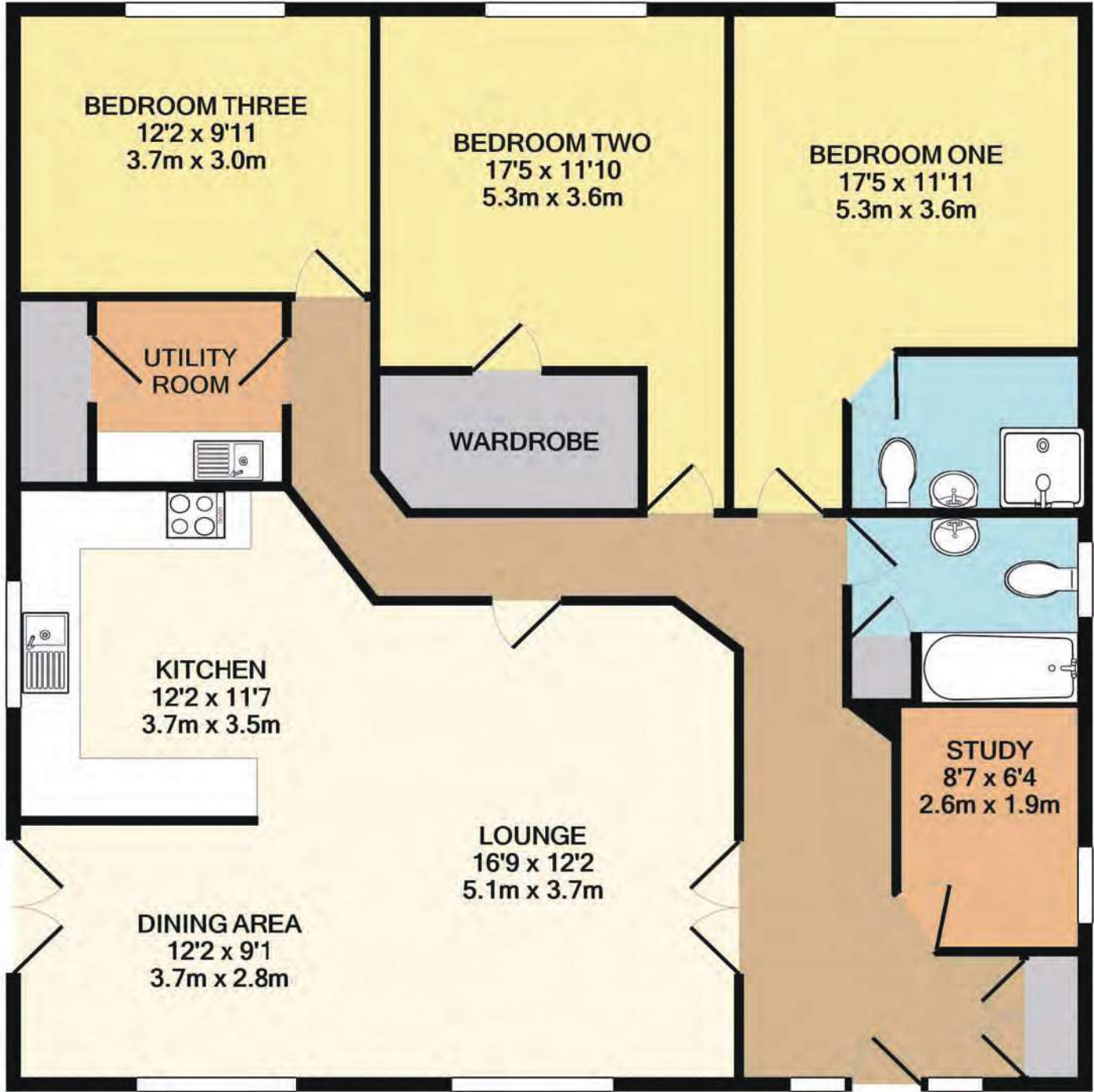
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Property Features

- Three Bedroom Bungalow
- Open Plan Kitchen and Dining Area
- Large Lounge
- En-Suite to Master Bedroom
- Wheelchair Access Throughout
- Potential for Second En-Suite

Environment & Energy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	81	
(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		



Total Approx. Floor Area 1331 SQ. FT. (123.6 SQ.M.)



Explore the area

Set in the picturesque hamlet of Thorpe Audlin, this exclusive property offers a dreamy countryside style of living.

Nestling in beautiful surroundings, its grounds border yet even more sweeping fields to give you so much peace and quiet you'll be able float away into your own little world along with 1/3 of the separate barn being ideal for storage or parking.

Despite this idyllic setup, you are still situated within a few miles of links to major motorways such as the A1 and M62.

As a result, this private home gives you all the perks that come from remote living while still boasting great transport links for an easy commute or school run.

Within Thorpe Audlin itself, the go-to pub is the Fox & Hounds.

This offers a warm and relaxing dining experience with many British pub classics as well as more creative seasonal specials.

The nearby town of Pontefract is within close distance. Here you will be greeted with an eclectic mix of shops, restaurants, supermarkets and attractions.

If you're looking for family days out, 18th century manor house Nostell Priory is close by and the scenic area of Brockadale Nature Reserve is right on your doorstep too, offering a wealth of beautiful walks and wildlife habitats.

Slightly further afield, culture lovers will be drawn to The Yorkshire Sculpture Park and the delights of The Hepworth Gallery.

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Morning Field View, Pontefract Road, Thorpe Audlin WF8 3HG



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LUXE

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