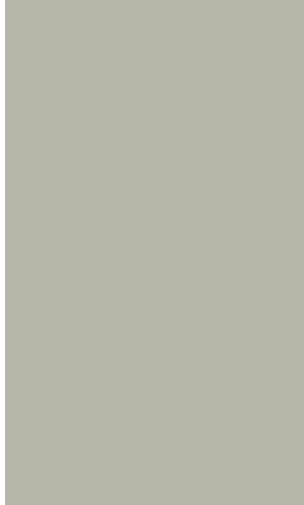




Manor Grange Cottage







Manor Grange Cottage

Escape to the peace and tranquillity of Manor Grange Cottage, a home wrapped up in rurality, situated in the thriving and friendly village of Cridling Stubbs on the cusp of Knottingley, which lies along the banks of the River Aire.

With its own spectacular equestrian facilities on a plot spanning 2.5 acres, handy road links and proximity to fantastic local schools, families can enjoy the best of both worlds, at Manor Grange Cottage.

Nestled along a quiet country lane, leave the hustle and bustle behind and retreat to rurality, whilst retaining easy access to all the perks of the town and city, which are only a short drive away.

Make your way through the solid wood, gated entrance, where ample parking for eight cars can be found on the long tarmac driveway. Tucked behind a beautifully maintained lawn and borders brimming with planting, follow the stone paved pathway and make your way around to the front door.

Welcome Home

A sociably open plan setting, step directly into the kitchen-diner at Manor Grange Cottage, which serves as the hub of the home, with direct access out to the large lawn and paved patio, where you can enjoy alfresco dining throughout the summer months.

Chic grey tiling, warmed by underfloor heating, extends underfoot, continuing throughout the rooms, complementing the champagne gloss cabinetry where there is ample storage for all your culinary essentials. Cook up a feast for family and friends using the array of integrated appliances, including oven, hob, extractor, fridge, freezer and microwave. Gather around the central island-breakfast bar for morning coffee and toast or listen to after school chatter as you draw a glass of water from the tap. Inset within the gleaming quartz worktops, the undermounted sink sits seamlessly.

Tucked off the kitchen, discover the utility room, plumbed for a washer and dryer and offering additional storage. There is also a handy downstairs WC with vanity unit wash basin accessed off here. Another door from this area of the home opens out to an enclosed courtyard – handy for airing laundry and soaking up the sunshine on serene summer days.









Relax and unwind

After dinner, retreat to the peace and tranquillity of the living room, where large windows to the front and sliding doors to the side frame views out to the private courtyard and garden, and to the countryside beyond.

Decorated in contemporary, serene shades of soft grey, with underfloor heating warming the laminate floor underfoot, this room is effortlessly stylish, offering space for all the family to unwind.

Turning left from the living room, discover a flexible reception room. Currently serving as an office, this room is ideal for those working from home, while it could also be used as a fourth bedroom, should you desire.

And so to bed...

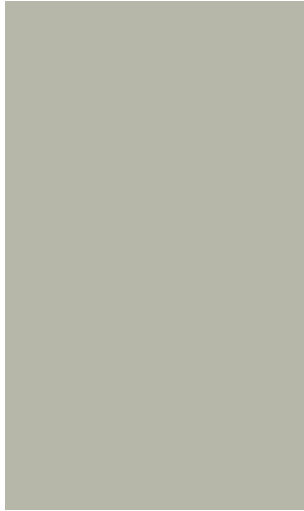
Layered shades of warm grey present a peaceful ambience throughout Manor Grange Cottage, flowing up the stairs to the first-floor landing.

Refresh and revive in the family bathroom, furnished with vanity unit washbasin, bath containing overhead shower, WC and chrome heated towel radiator. White tiling, with a mirrored feature band, is minimal and timelessly classic.

With verdant views out over the fields and countryside, discover bedroom two, a spacious double bedroom with contemporary, part-mirrored, sliding door fitted wardrobes.









Along the landing, sneak a peek at bedroom three, painted in a neutral palette of cream and white, with fantastic views out over the rural surrounds.

Sanctuary awaits in the master suite, nestled at the end of the landing. A sumptuous double bedroom, with a feature wall of dusky pink, ample storage can be found within the fitted wardrobes, with incredible views out over the garden, paddocks and barn and nearby stables.

Refresh and revive in the ensuite, beautifully tiled to the walls and with ample storage space for your perfume, lotions and potions in the vanity unit storage beneath the wash basin. Soak away the aches after an invigorating hack along the lanes, in the deep bath with showerhead attachment. The ensuite is also furnished with WC and heated towel radiator.

Embrace the outdoors

A safe and tranquil setting in which to bring up a family, embrace the outdoors at Manor Grange Cottage.

Whether enjoying barbecues in the sheltered and sunny courtyard off the lounge or admiring the sunrise and sunset from the large front lawn, brimming in mature shrubbery, there is so much space and scope to run and play with several paddocks of various sizes ideal for keeping horses, donkeys or other animals.

A superb equestrian home, there is also a large barn with four internal stables and a lockable storage and tack room.

Keep your own ponies and enjoy the benefit of the fantastic facilities which include an all-weather arena and separate turnout area, with vehicle access and plenty of parking space for a horsebox and farm equipment.





Out and About

A thriving and friendly village, step outside and discover the delights of the North Yorkshire village of Cridling Stubbs.

Surrounded by fields and home to the Manor Grange Stud Show Centre, Cridling Stubbs is the perfect base for equine enthusiasts and fans of dressage. Pay a visit to Wonkey Donkey and learn more about animal care, or simply enjoy a coffee and cake in their tea rooms.

There are several cafes and coffee shops within five minutes' drive, with a number of traditional pubs in the surrounding villages around ten minutes' drive away.

Pull on your walking boots and explore the fantastic walks in every direction from the door, perfect for dog walkers. Darrington Golf Club is also nearby, handy for those looking to perfect their swing.

Within less than ten minutes, discover an array of shops, supermarkets, takeaways and other amenities including a Post Office and newsagents, in nearby Knottingley.





Commuting is convenient, only five minutes from the A1 and M62 for travel further afield.

Families are well served by local schools, the outstanding De Lacey Academy is nearby and there are popular primary schools on hand in Ackworth, Darlington and Whitley, whilst independent schooling is also available close by in Wakefield.

An idyllic setting for those who love the peace and tranquillity of the outdoors, Manor Grange Cottage is a flexible and versatile home, perfect for horse owners, within easy reach of a range of local amenities and schools, idyllically set in a friendly village environment, with friendly neighbours.





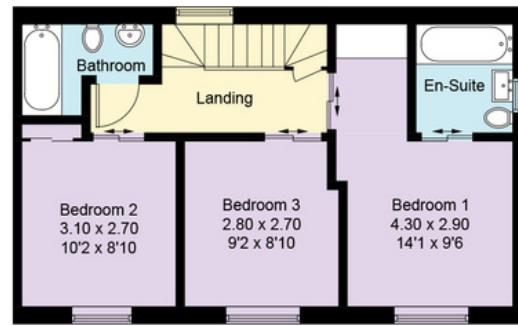
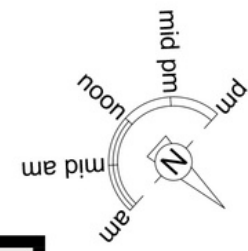


Useful to know...

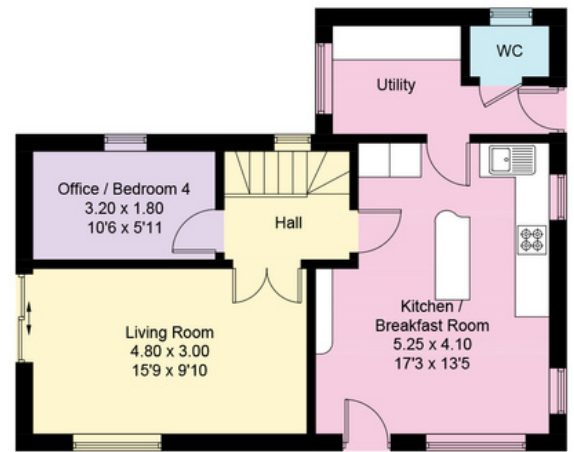
- New build in 2018 with four years guarantee remaining
- Air source heat pump
- UPVC double glazing throughout
- Mains water and drainage
- Selby District Council
- Council tax band E
- EPC rating B



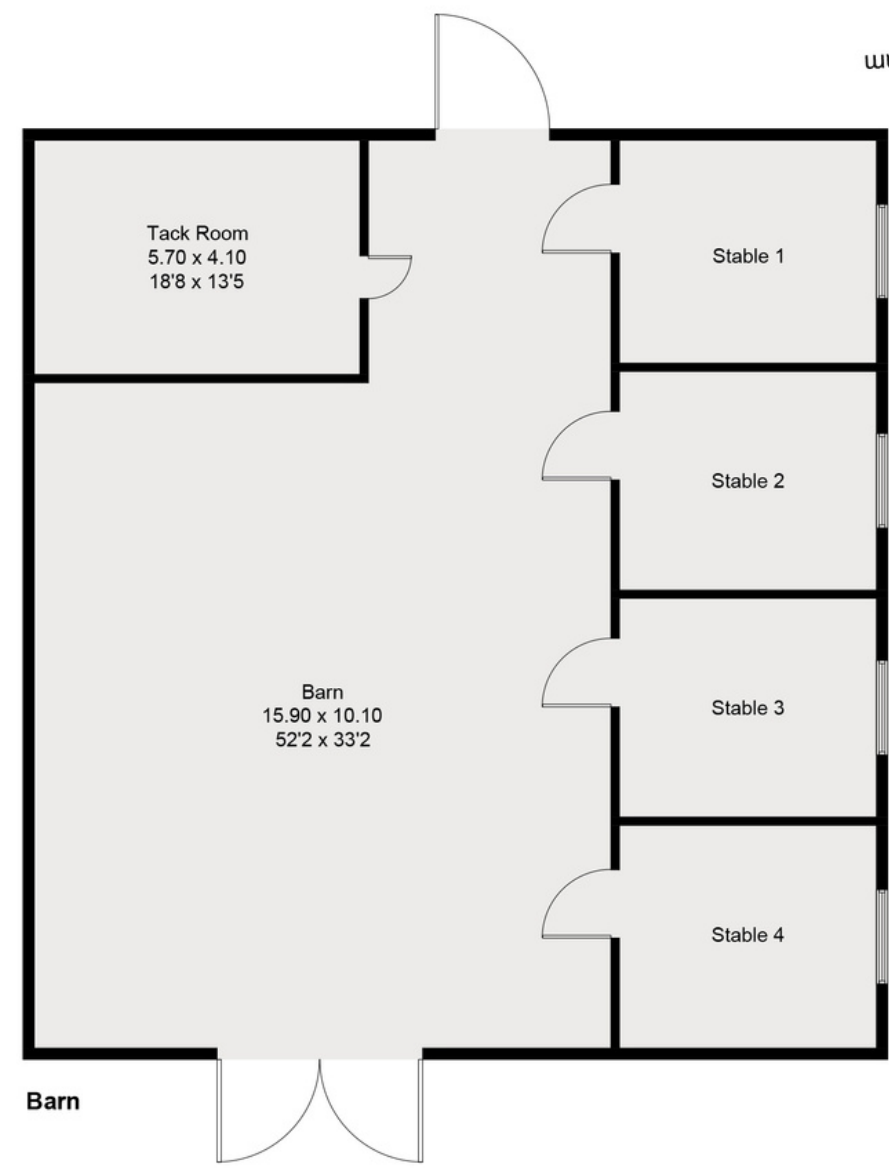
Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor



Barn

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft
 Barn = 234.5 sq m / 2524 sq ft
 Total = 330.7 sq m / 3559 sq ft

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UNIQUE HOMES