



5 Bed
House - Detached
located in Ackworth

Offers Over £575,000



Charlestown
Ackworth
Pontefract
WF7 7DU



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Exclusively Distinctive Five Bedroom Detached Home in a Private Ackworth Setting Tucked away at the end of an exclusive private driveway shared with just a select few bespoke residences, this remarkable five-bedroom detached home offers privacy, space, and undeniable elegance. Situated in the heart of the highly regarded village of Ackworth—celebrated for its prestigious private school, charming social scene, and scenic field side walks—this home perfectly combines peaceful seclusion with excellent local connectivity. Impressively spacious throughout, the home features five generous double bedrooms, making it ideal for growing families or those seeking versatility and comfort. The living areas are bright and expansive, with a standout large conservatory at the rear offering a seamless connection to the garden—perfect for year-round entertaining and relaxation. Extended over the side, the property boasts a unique layout including a driveway beneath and a double garage, enhancing both accessibility and curb appeal. Every detail of the home has been thoughtfully maintained by the current owners, showcasing a true sense of care, quality, and longevity. The setting, the space, and the individuality of this home create a rare opportunity for the next family to enjoy a lifestyle of quiet luxury and convenience. An internal inspection is strongly recommended to truly appreciate the class, elegance, and outstanding standard this property delivers.

Entrance Hall UPVC double glazed front entrance door with UPVC double glazed windows on either side. Stairs lead to the first floor landing. Under stairs storage cupboard. Access doors lead off to the lounge, kitchen and downstairs w.c. Central heating radiator. W.C. UPVC double glazed window to the front elevation. Fitted with a two piece suite comprising wash hand basin and low flush w.c.

Lounge UPVC double glazed bow window to the front elevation and sliding double glazed patio doors to the rear elevation. Fire place with heart and surround. Gas fire. Coving to the ceiling with dado rail below. Central heating radiator. Conservatory UPVC double glazed above a low brick wall with French doors opening onto the rear garden. Wall mounted electric panel heaters, spotlights and wood finish laminate flooring. Kitchen UPVC double glazed windows to the side and rear elevations. The kitchen is fitted with a range of shaker-style oak-fronted base and wall units with complimentary work surfaces over. An inset 1 1/2 bowl sink and drainer with mixer tap, integrated four ring gas hob with extractor fan over, built in gas oven, plumbing for a dishwasher, fully tiled floor and ceramic tiled splash backs. Door to Utility room. Opening into dining room.

Dining Room Open to the kitchen. UPVC double glazed bow window to the rear elevation overlooking the conservatory, coving to the ceiling and central heating radiator. Utility Room UPVC double glazed window to the front elevation and UPVC double glazed door to the side. Fitted with a range of base and wall height units with roll edge work surfaces and an inset 1 1/2 bowl sink and drainer unit with mixer tap and plumbing for an automatic washing machine. Tiled floor. Landing Spindle balustrade staircase and banister. UPVC double glazed window to the front elevation. Loft access and doors leading off to five bedrooms and the house bathroom with additional separate w.c.

Bedroom One A spacious bedroom with a large UPVC double glazed window to the front elevation, coving to the ceiling, two wall mounted lights, central heating radiator and door to the en suite. En Suite Bathroom Upvc double glazed window to the rear elevation. Fitted with a three piece suite comprising shower enclosure, wash hand basin and a low flush w.c. Coving to the ceiling and central heating radiator.

Bedroom Two UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Four UPVC double glazed window to the rear elevation, built in wardrobe and central heating radiator.

Bedroom Five UPVC double glazed window to the front and central heating radiator.

Bathroom UPVC double glazed window to the rear elevation. Fitted with a suite comprising corner spa bath, vanity wash hand basin and a separate shower enclosure. Part tiling to the walls and central heating radiator. Wc UPVC double glazed window to the front elevation and fitted with a wash hand basin and low flush w.c.

Front Garden The property is located at the end of a private driveway and has double metal gates opening onto a large forecourt parking area with lawned garden to the one side. To the side of the property there is an expansive driveway providing off road parking for several vehicles. The driveway leads to a detached double garage with twin up and over doors, power and light.

Rear The rear garden is graveled for ease of maintenance and offers a high degree of privacy with established hedge rows to either side.





Floor 0 Building 1



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Approximate total area⁽¹⁾
 2376 ft²
 220.7 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFESD

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

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