

4 Bed

House - Detached

located in Ackworth

Offers Over £850,000







LOGIC EXCLUSIVE

Long Lane
Ackworth
Pontefract
WF7 7EY

4

3

3

C

Lead In

A unique and characterful four-bedroom detached home with dual access, extensive private grounds, outstanding annex potential, and the possibility of an additional building plot – all in one of High Ackworth's most desirable settings.

Thoughtfully designed and built approximately 40 years ago by a skilled local carpenter, Woodside is a truly individual family home featuring bespoke timber beams sourced from a local mill. The property combines distinctive craftsmanship with generous accommodation and exceptional future potential.

A major advantage is the dual access – a private driveway from Long Lane and a secondary entrance from Pontefract Road, each with its own postcode. This provides genuine flexibility for independent living or future development.
The large two-storey garage offers excellent potential for conversion into a self-contained granny flat or annex, with the secondary Pontefract Road entrance ideal for completely private access. The extensive grounds surrounding the house also present exciting scope for an additional building plot, subject to the necessary planning consents.

Entered via a spacious hallway with dark wooden floors and exposed beams, the property offers a warm and characterful living room with a large brick fireplace and wood-burning stove. A separate dining room opens onto the gardens, while the conservatory provides a light-filled link to the outside. The kitchen combines traditional and rustic elements with ample storage and a range cooker set within a brick archway. A useful utility room completes the ground floor.

Upstairs, four well-proportioned bedrooms benefit from the distinctive sloping ceilings and exposed beams. The principal bedroom has an en-suite, with a second en-suite serving another bedroom, plus a stylish family bathroom.

Approached via a sweeping private driveway from Long Lane, the house sits within beautifully maintained gardens featuring mature planting, a charming pond and a high degree of privacy. The secondary entrance from Pontefract Road remains available and offers independent access that would be ideal for a converted annex. The large two-storey garage provides substantial space on both floors and is perfectly positioned for conversion, subject to planning.

High Ackworth is one of the area's most desirable villages, offering a strong sense of community, local shops, a supermarket, garden centre and well-regarded pubs. It is particularly popular with families thanks to the outstanding Ackworth School – a highly regarded co-educational independent day and boarding school (ages 2½ to 19) located right in the village. Excellent transport links provide easy access to Pontefract, Wakefield, Doncaster, Leeds and the motorway network.

This is a rare opportunity to acquire a characterful home with genuine flexibility and significant future potential in one of High Ackworth's most private and attractive settings. Internal viewing is highly recommended.

Front Exterior

The exterior of the property showcases traditional brickwork with dark timber framing on the upper floor. The front garden is well-maintained with lush greenery plants trees and a beautiful lawn, bordered by a brick wall and gate that provides privacy and a welcoming entrance.

Main entrance Hallway

The hallway welcomes you into the home with dark wooden floors and exposed dark wood beams overhead. A large window by the door lets in natural light, while the brick pillar adds a rustic charm. The hallway is spacious and connects various parts of the ground floor.

Living room

The living room is a warm and inviting space characterised by dark wooden ceiling beams and a large brick fireplace with a wood-burning stove, set against a herringbone brick hearth. The wooden floor adds to its classic charm, while large windows dressed with dark curtains allow natural light to enhance the room's cosy atmosphere.

Conservatory

Adjoining the hallway this room overlooks the gardens and is a beautiful addition to this detached home.

Kitchen

This kitchen combines traditional and rustic elements featuring wooden cabinetry with ample storage. The room is well-lit by a wide window over the sink, with a tiled floor in earth tones. A brick archway houses a range cooker, adding character and a homely feel to this well-equipped kitchen.







Utility Room
Accessed through the kitchen is a useful utility room which provides plumbing for a washing machine and dryer.

WC
Situated at the bottom of the hallway is this single toilet, with a wash hand basin and a central heated radiator.

Dining Room
This reception room features dark wood flooring and a central brick feature wall with a traditional fireplace. The ceiling is accented by exposed wooden beams, creating a warm and inviting atmosphere. Light filters in through a window beside the original fireplace, enhancing the room's classic character. It connects the hallway to the kitchen and provides access via patio doors into the rear garden.

Landing
Giving access to all four bedrooms and the family bathroom. This area has stunning open ceiling features with exposed ceiling beams. This is visible from the main entrance hallway.

Bathroom
This bathroom features a bright and clean design with a white pedestal sink and low flush wc set against a backdrop of white and dark blue tiled walls. A tiled bathtub is inset into the wall, surrounded by small blue mosaic tiles, creating a splash of colour and texture. A large window with leaded glass details allows natural light to fill the space, enhancing the fresh feel of the room.

Bedroom One
The main bedroom is a bright and spacious room featuring a pitched ceiling with exposed dark beams. It includes a large window that brings in natural light and built-in wardrobes with dark wood doors. There is an en suite bathroom attached for added convenience.

En Suite
A convenient bathroom attached to the main bedroom, with a corner bath, hand wash basin with vanity unit and low flush wc. There is partial tiling to the walls and a double glazed window to the side elevation. Ceiling timber beams and spotlights add elegance.

Bedroom Two
A charming room with white walls and a sloping ceiling highlighted by exposed dark beams. Built in storage cupboards, creating a cosy and practical space.

En Suite
This room is a second bathroom adjoining bedroom two featuring clean white tiles and a modern chrome towel radiator. A basin with storage underneath sits beside a uniquely tiled bath area decorated with small blue mosaic tiles, creating a subtle splash of colour in an otherwise crisp, white space.



Long Lane, Ackworth, Pontefract, WF7 7EY

Bedroom Three

Bedroom three is a cosy bedroom equipped with built-in storage cupboards with dark wooden doors. The ceiling slopes with exposed beams, giving the space character and warmth.

Bedroom Four

With a double glazed window to the side elevation, ceiling beams and spotlights. Gas central heated radiator.

Garage First Floor

The first floor of the garage is accessed by stairs and provides a useful additional storage area with exposed wooden beams and ample space for organising items neatly away from the main garage.

Garage Ground Floor

The large garage has plenty of space with a concrete floor and white walls, currently used for vehicle storage. The sizeable area provides practical utility and can accommodate multiple vehicles or be adapted for additional storage or workspace. This room with be ideal for a garage conversation subject to planning consent with its size and two story original build. The size provides multiple options.

Garden

Fittingly named Woodside, the property's name perfectly reflects the beauty, privacy and natural setting of this remarkable home.

Situated within stunning grounds, this exceptional property is surrounded by beautifully maintained gardens to all four sides and approached via a sweeping private driveway, leading into a tranquil, tree-lined setting.

The property also benefits from an additional entrance on Pontefract Road, which has not been used for several years. Should a purchaser wish to convert the garage into a self-contained annex, this entrance would provide ideal independent access, remaining entirely separate from the main approach on Long Lane.

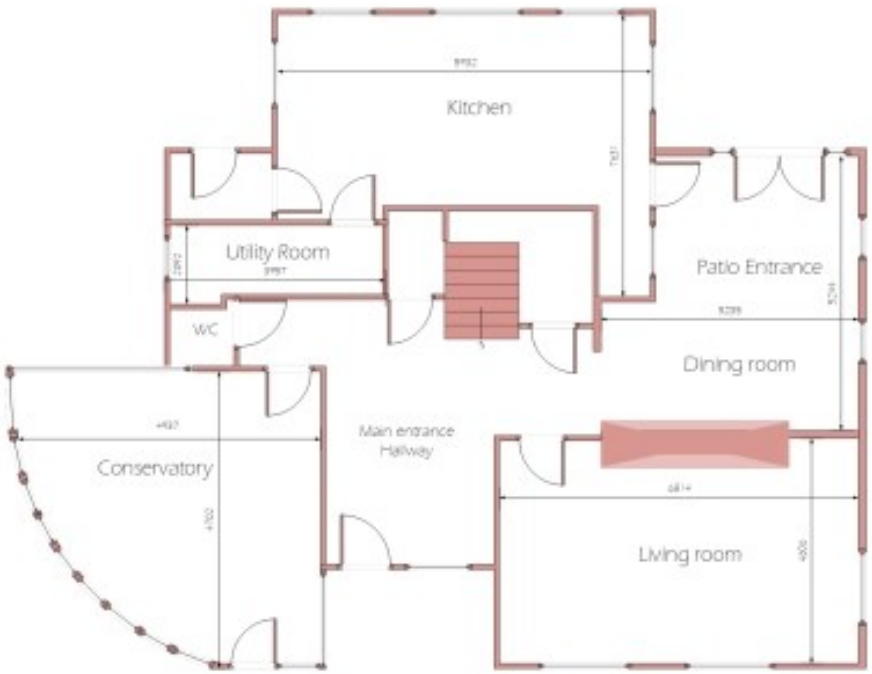
The gardens are a true highlight, featuring mature plants, shrubs and established trees, all landscaped to an exceptionally high standard. Further features include a charming pond and an attractive block-paved driveway, creating a picturesque and peaceful outdoor environment.







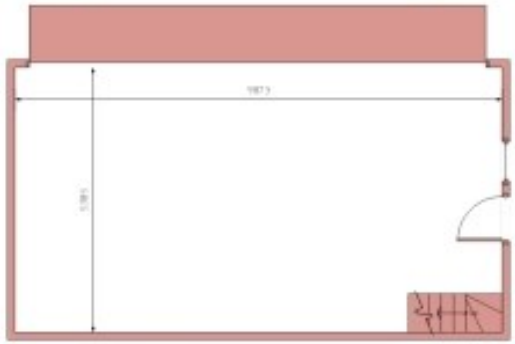
Woodside, Ackworth WF7



Ground Floor



First Floor

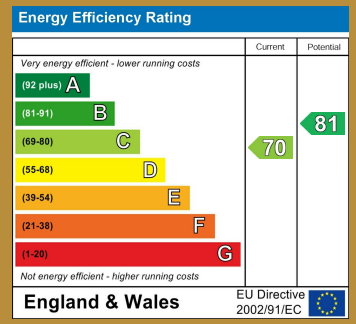


Garage Ground Floor



Garage First Floor

Every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC EXCLUSIVE