



Long Lane
Ackworth
Pontefract
WF7 7EY

Offers Over £875,000



4 Bed

House - Detached

- Unique Detached Property Located In High Ackworth
- Bespoke Beams Sourced From A Local Old Mill
- Designed And Built Approximately 40 Years Ago By A Local Carpenter
- Excellent Local Amenities including a private boarding school, shops, a small supermarket, garden centre and public houses.
- No Onward Chain
- Private Driveway and Enclosed Beautiful Gardens
- Garage With Potential To Convert into an Annex
- Generous Sized Rooms Throughout
- Potential to Renovate and Extended Given its Position and Gardens
- Internal Viewing Strongly Recommended

A truly individual and characterful four-bedroom detached home, this unique residence was thoughtfully designed and built by a skilled local carpenter approximately 40 years ago. Showcasing exceptional craftsmanship throughout, the property features bespoke timber beams, locally sourced and milled, giving the home a warm, authentic feel that is rarely found in today's market.

Positioned within the highly sought-after village of High Ackworth, the property enjoys a prime location renowned for its prestigious private schooling, local shops, supermarket, and a selection of well-regarded pubs and restaurants. This desirable setting continues to attract buyers seeking both convenience and a strong sense of community.

The home itself is set back behind a mature woodland tree line, offering a high degree of privacy and a picturesque approach. Accessed via a substantial private driveway, the property sits proudly within extensive gardens, providing both space and seclusion.

A generous detached garage is also positioned within the grounds, offering excellent potential for conversion into an annex or additional accommodation, subject to the necessary consents. The plot as a whole presents exciting opportunities to renovate, extend, or further enhance the existing home, making it ideal for buyers looking to create a bespoke long-term residence.

Located along the ever-popular Long Lane, this property is surrounded by similarly individual and privately positioned homes, each contributing to the area's reputation for exclusivity and charm.

Combining distinctive design, quality craftsmanship, and outstanding potential, this is a rare opportunity to acquire a truly special home in one of High Ackworth's most desirable settings.

Welcome to Woodside, Long Lane, Ackworth, a cozy and individual detached home in this highly desirable area. This lovely residence, comes with the freedom and stability of a freehold ownership, and sits comfortably in a corner position with gardens to all sides. The bespoke design of this property is its allure and prestige. This home stands out for its value and character.





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

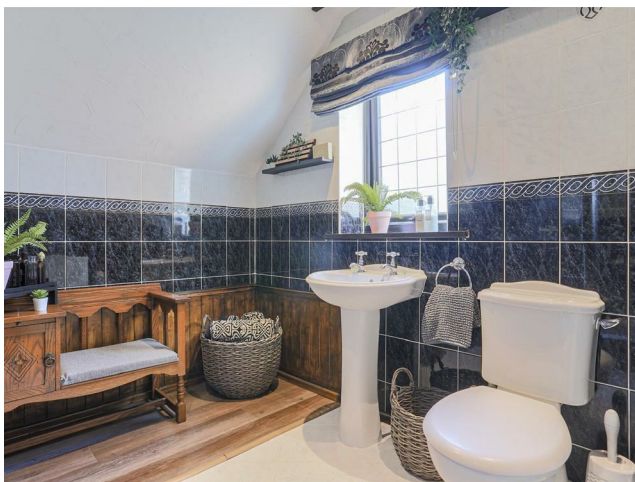
This reception room features dark wood flooring and a central brick feature wall with a traditional fireplace. The ceiling is accented by exposed wooden beams, creating a warm and inviting atmosphere. Light filters in through a window beside the original fireplace, enhancing the room's classic character. 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.

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.

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.

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.

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 will be ideal for a garage conversion subject to planning consent with its size and two story original build. The size provides multiple options.

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.

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.



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.

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.

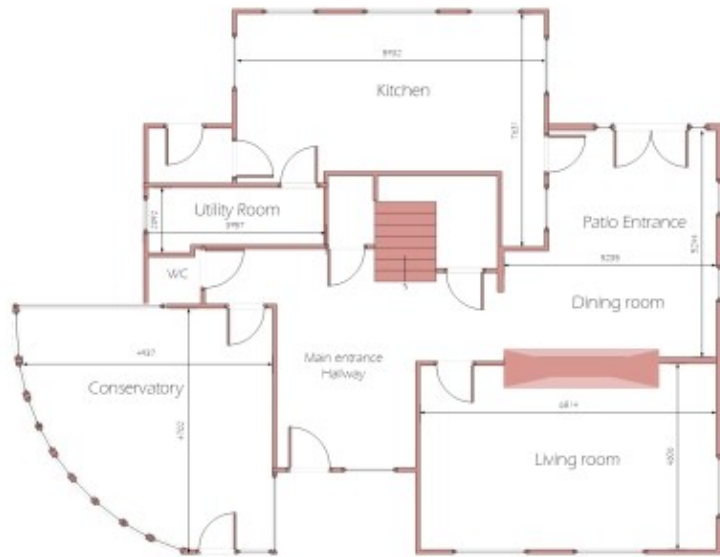
En Suite

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.

****Logic Real Estate are the advertising agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. The property descriptions are to the best of our knowledge. Please inform us if you become aware of any information being inaccurate.**



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		70	81
EU Directive 2002/91/EC			

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

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

