



4 Bed  
House - Detached  
located in  
Pontefract

Offers Over £875,000



Long Lane  
Ackworth  
Pontefract  
WF7 7EY

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.

Situated in the highly sought-after area of High Ackworth, this stunning four-bedroom detached property epitomises luxury living within a spacious and serene outdoor setting. Surrounded by bespoke and exclusive homes, this residence stands out with its exceptional craftsmanship, having been meticulously designed and built by a local carpenter. The property boasts several entrance points, including an impressive main entrance hall featuring a staircase and an elegant landing. The ground floor offers a variety of living spaces, including a conservatory, a comfortable lounge, and a formal dining room, all seamlessly connected by a central brick-built fireplace that adds a touch of rustic charm. For daily convenience, there is a well-appointed downstairs WC, a cozy family breakfast room, and a practical utility room. The design of these spaces ensures both functionality and a welcoming atmosphere. Upstairs, the property offers four generously sized bedrooms, two of which feature en suite bathrooms for added luxury and privacy. A well-designed main bathroom serves the other bedrooms, and additional storage is provided by a spacious cupboard on the landing. Externally, the property is enveloped by lush grounds screened by large trees, offering both beauty and privacy. A tranquil pond enhances the outdoor ambience, while a large garage with annex potential adds versatility to the home. The private driveway and gated entrance further elevate the exclusivity and security of the residence. Presented to an extremely high standard both inside and out, and with no onward chain, this property is a rare find in a coveted location, perfect for discerning buyers seeking a blend of bespoke design and luxurious living.\*\* Please take a look at our floor plan for all room sizes\*\*

#### 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

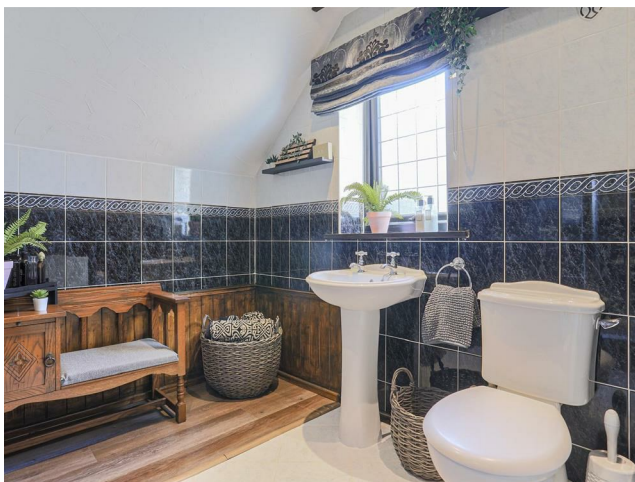
Fittingly named Woodside, the property's name perfectly reflects the beauty, privacy and natural setting of this remarkable home.

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.

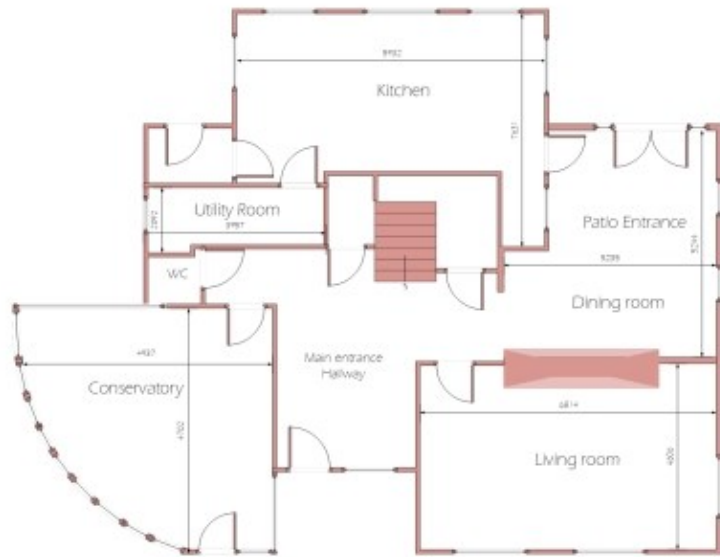
The property also benefits from an additional entrance on Pontefract Road, which has not been used for several years. Should a purchaser wish to convert the garage into a self-contained annex, this entrance would provide ideal independent access, remaining entirely separate from the main approach on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

**\*\*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		70	81
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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