





Fit for a king

As the name may suggest, The Former Headmaster's House stays true to its namesake with a rich history dating back around a century.

Set upon the grounds of The King's School in Pontefract on an exclusive private road, this five-bedroom detached family home was

historically where the headmaster resided in the earlier years of the 20th century. Even as recent as the 1970s and 80s, the property was still being used by the school for other curricular activities.

Now a fully residential property, the current owners moved here a little over a decade ago

and have given it a fresh and modernised lease of life.

Everything from new windows to new doors and flooring throughout has seen this home go on a real evolution while retaining its traditional feel and sophistication.



“ We’ve aimed for a modern and traditional home. ”





Wisteria-lined exterior

We talk about kerb appeal a lot in the property industry and this stunning facade makes no exceptions.

Once you've made your way through the electric gates and found your way to the front of the house via a private access road, you'll no doubt be blown away by the magnificent double-fronted exterior. What better welcome than a Wisteria adorned balcony set above a pillared porch.



A circular, block-paved driveway surrounds the landscaped front lawn which is punctuated with mature trees and manicured topiary, offering off-street parking aplenty.

Enter via the striking blue front door where you'll land in the bright and spacious entrance hallway to the warmest of welcomes.

The tall ceilings and decorative Victorian style floor tiles set the tone well for the property ahead – offering modern practicality and style throughout with a nod to the character of the era.





“ This is the room we use most by far – it’s such an easy space for a big family to come together. ”



Congregating in the kitchen

Like so many family homes of this calibre, the kitchen does not disappoint in performing its role as the heart of the home.

Renovated from top to toe less than a decade ago, it has been completed to a high spec while retaining some of the quirks including the tall sash windows. The central island with a built-in electric hob will comfortably seat the whole family for sociable mealtimes, and with a high gloss media unit housing the TV opposite, makes this a perfect spot to perch at any time of day.

The design oozes class and elegance with integrated appliances including a double oven and the all-important wine fridge – all finished with light Quartz worktops. Adjoining the kitchen is an open-plan dining area flowing seamlessly through to the family room. The dual-aspect windows in this space are finished with classic white Venetian shutters which when opened, let in an incredible amount of daylight.

Bi-fold doors on one side lead straight out to the garden which is ideal in the summer months, especially when hosting. This space was completely redesigned back in 2014 which included enlarging these windows to create a fantastic social hub.

Nearby you also have a handy utility room for extra storage and to hide away the laundry, as well as an elegant downstairs W/C with pristine Victorian style metro tiling to continue the theme.





For the quieter moments

In contrast to the open-plan living in the breakfast kitchen, the lounge offers a quiet retreat away from the bustling activities of family life and is a perfect place to relax.

Positioned at the front of the house occupying one of the huge bay windows that are prominent from the outside, there's ample room for different furniture configurations, yet the vibe is warm and cosy. A central log burner and rustic wood flooring adds to the ambience, with the detail of the decorative coving, ceiling rose and picture rails that feature across all the ground floor rooms – ensuring the traditional charm carries through the home.



“ We lived in a new build before here so it was a real change for us – we love the style of the place. ”





Let me entertain you

Across the hallway is a symmetrical space currently used as a games room. With identical windows and wooden flooring, it also features a brick fireplace – so this space could be easily transformed back into a second lounge, playroom or even a formal dining room.

For the current owners who love to host and entertain however, the pool table is a focal point alongside a dedicated bar area for drinks in the corner.

With enough cupboard space for your best glassware and favourite spirits, a worktop for mixing cocktails plus a generously sized wine chiller, we're under no illusions that this is where the fun happens.

“ We love to entertain and have had lots of fancy dress parties here. It's great in here at Christmas when the games can get quite competitive. ”



Executive office

Completing the ground floor is the office, which is nestled in a private spot at the back of the house.

A stylish space with executive presence means working from home here need not be a chore.

Smartly decorated in period colours, there's ample floor space for a sizeable desk, with built-in storage cupboards beneath alcove bookshelves and an enclosed fireplace with feature tiled hearth.



Balcony views

Suitably impressed by the ground floor, head back to the central hallway and up the open wooden staircase which leads up onto a gallery landing and the al fresco balcony which overlooks the front of the property and the field ahead.

You'll no doubt have caught a glimpse of this from the driveway on arrival but stepping foot out here – especially on a sunny day – to admire the view is needed to truly appreciate it. The desirable south-facing position makes it a perfect spot to sit with a drink at any time of the day.





“ Some mornings we do sit and have a cup of tea in bed just to admire the garden before the day begins. ”

Stylish master suite

Shortly after moving into the home, the current owners extended the property to add a storey above the dining area – and here you’ll find the stunning master suite.

On entering this room which is laid out across its own hallway, you’ll weave past the chic en-suite shower room with floor tiles inspired by

the family’s trip to Mexico, into the classy and tranquil bedroom space. Boasting tall ceilings and a beautiful Juliette balcony feature beyond the French doors, it’s the perfect spot to begin each day. With a dressing room fitted out with wooden shelving and plenty of wardrobe hanging space, storage for your shoe collection won’t be an issue.





The luxury continues

Next door at the front of the house, you'll find bedroom two which is the property's former master – an impressive space for likely the eldest child in the family to reside.

The feature bay window mirroring the one below in the lounge gives a fantastic view out to the front

of the property onto the field, meaning this room is drenched in sunlight all-day long.

This room also comes with its own modern en-suite shower room – fully tiled from floor to ceiling, finished with chrome fittings and contemporary charcoal grey styling.





Beneath another bay

Occupying the final bay window at the front of the house is bedroom three which offers another generous space with ample room for furniture alongside a king-size bed.

Already decorated to a high standard with a calming neutral colour palette which emphasises the period features of the picture rails and interesting alcoves, the focal point of this room is the original fireplace which adds a charming detail.





Two more doubles

To solidify the fact that this house is perfectly suited to a large and growing family, you'll be impressed by bedrooms four and five.

These are both comfortable doubles with one featuring a third en-suite bathroom. Whether it's your own children or the wider family that you need to accommodate, all of the home's bedrooms are versatile and space is definitely not compromised when it comes to bedtime.

A tub filled with tradition

Head across the landing to see the family bathroom – formerly the smallest bedroom before it was renovated after the first-floor extension.

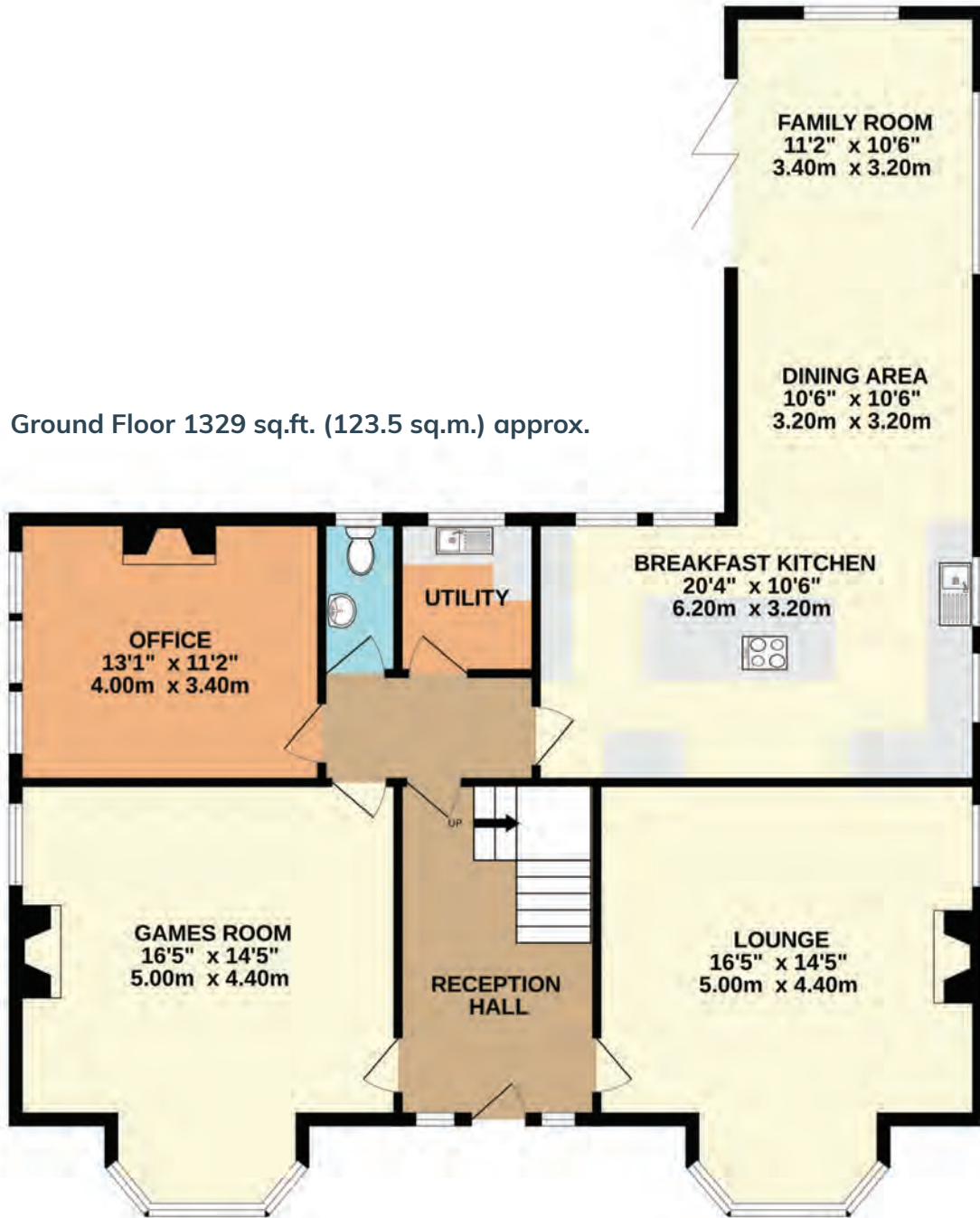
The design, which boasts both an enormous corner shower cubicle and the property's original roll-top bath dating back to the 1930s, maximises on both space and character.

In fact, hidden beneath the tub is an engraving of the name of the house for those who love a slice of nostalgia.



Floor Plans

Ground Floor 1329 sq.ft. (123.5 sq.m.) approx.

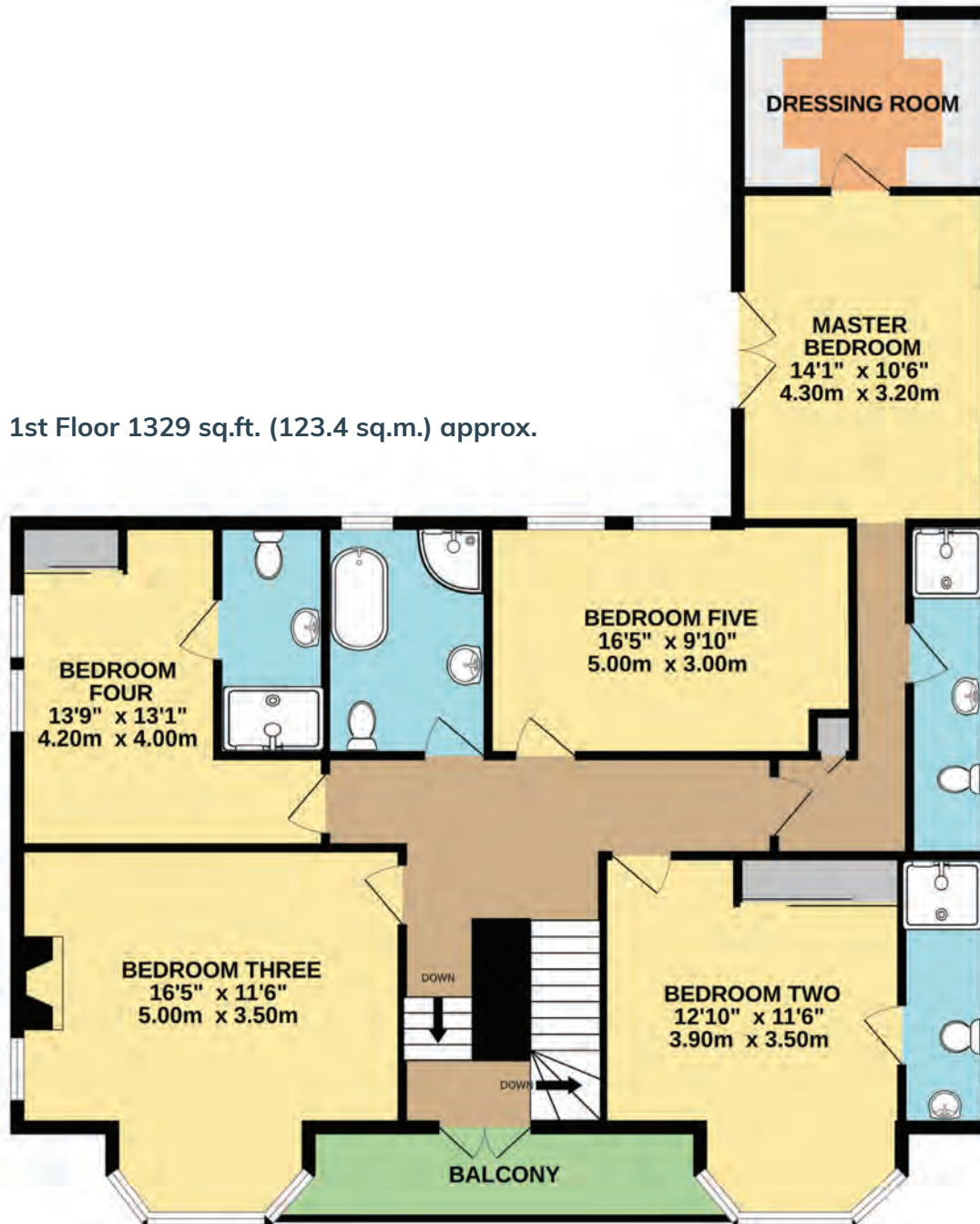


Total Floor Area 2658 sq.ft. (246.9 sq.m.) approx.

Property Features

- Expansive Five Bedroom Period Detached
- Private Access and Electric Gated Development
- Grand Reception Hallway with Period Flooring
- Sitting Room, Games Room and Office
- Modern Open Plan Breakfast Kitchen, Dining Area and Family Room
- Double Bedrooms Throughout with Two En-Suites
- Master Bedroom with Dressing Room and En-Suite
- Expansive Gardens to Front and Rear with Two Patio Areas
- Sweeping Double Entry Driveway and Double Garage
- Ideal Position for Commuting with Easy Access to Motorway and Train Networks
- Freehold and Council Tax Band G

1st Floor 1329 sq.ft. (123.4 sq.m.) approx.



Environment & Energy

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Luxuriously landscaped

This immaculate abundant space is super for the family and ticks all the boxes for a child-friendly garden which wraps the whole way round the back of the property.

With a large lawn in the centre of three patio areas, there's plenty of freedom to run and play, but also to relax in peaceful surroundings. The seating areas can be used interchangeably for dining and lounging, with either the BBQ on or with a book in hand.

With room and a choice of corners for sheds, play equipment, vegetable plots or greenhouses, there's enough scope to truly make it work for you.

Just like the interiors, the owners have taken great pride in the appearance of the outdoor space. You'll notice new gates, fencing and pretty railway sleeper flower beds. Attractive mature trees add interest along with a delightful mural painting by a family friend with an eye for art that adorns the walls of the neighbour's garage.





AREA TO EXPLORE

Located on, but away from the main grounds of Pontefract's highly rated King's School, there's something unique and special about calling this place home.

Even for those who have spent their lives living in Pontefract, you'd be forgiven for not knowing this cluster of five private houses exist. Once you're here you'll sense the prestige and exclusivity of the location – as well as the convenience of being within a short walking distance of the town centre.

Pontefract town centre has undergone something of a regeneration with new bars, cafes and independent shops opening up for business.

The centre is less than a five-minute walk away with all the amenities within extremely easy reach.

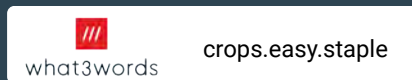
A move here will give you an excellent spot with lots of choices for leisure activities over the weekend while during the week you'll benefit from its well-placed location nearby the UK's motorway network with the A1 and M62 each within a couple of miles for easy access to Leeds, Manchester, York, Hull and further afield to the north, south, east and west.



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