



ACKWORTH



Clemand

This classy detached four-bedroom home, named after the owners three children Clare, Emma and Andrew, personifies everything that is great about living in the village of Ackworth.

Built back in 1907 by famous local quarry owner Samuel Camplin, its iconic Ackworth stone makes this property look sophisticated from the roadside with full marks for curb appeal – and once you walk inside your initial impression is merely enhanced.

Outstanding original features and inviting, spacious social areas are the cornerstone of a house that is perfectly suited to a large or growing family.

There's also the added bonus of a beautiful detached annexe 'The Stable' just waiting for the right buyer to realise its untapped potential.



“ The Stables has been so versatile for us down the years. Our mother lived there for over three years, both our son and daughter have had spells in there, it was used for emergency help for a friend and even had official tenants at one stage. ”



A statement welcome

The front courtyard garden is accessible directly from the gates off Wakefield Road; it is almost entirely block paved making it perfect for a wide array of potted plants and offers an attractive low maintenance outdoor area.

Original Ackworth stone centre mullions have been re-used as borders for plant beds to fantastic effect.

The garden is packed with mature, elegant and wholesome trees and plants including two pairs of tall poplars, a large beech tree, a lime tree and clusters of cherry blossom and bay trees.

These really do make for a grand statement entrance to admire, before climbing the Edwardian stone steps and past the original tiles to reach the front door.



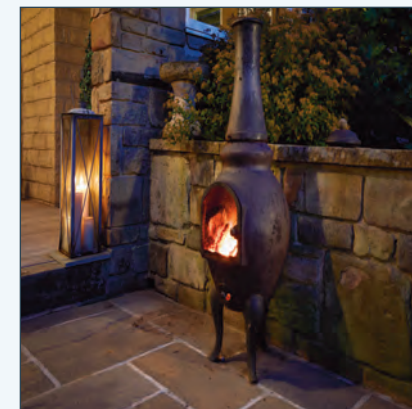
Memories to last a lifetime

It's fair to say that the generous outdoor space to the rear of the property has been a well loved addition to the home over the years – and when you walk into this well maintained garden, you'll quickly understand why.

Full brass bands, hog roast parties and large family barbecues have been hosted over the decades with ample space to do so.

At the rear of the property, you enter via elegant wrought iron double gates and land on an vast block paved driveway which could comfortably fit up to six cars.

The tranquil sound of trickling water from the Koi fish pond offers an immediate calming presence.



Towards the far corner of the driveway, lies a private lawned area before a beautiful Indian stone patio.

For dining outside, you have an undercover timber decked area which can comfortably house a table and chairs and be sheltered from the elements.

Storage space is aplenty with the original stone coal shed now used as a garden hut.

A small secure storage room located off the decking area is perfect to neatly conceal all of your garden equipment.



“ Every house needs lots of storage spaces and we have an abundance of it. ”



Extended luxury spaces

It is common for the vendors and their guests to enter the property via the stable door at the back, straight off of the drive.

The porch area is the result of a small extension added to the property in the mid-1980s. This area also hosts a large tiled bootroom to the right and a very generous downstairs WC to

the left which has previously accommodated a shower.

Beyond this, the traditional breakfast kitchen is designed in solid wood; it is tasteful and robust featuring all the mod cons you'd expect such as ceiling spotlights, an integrated fridge, freezer, electric oven and gas hob.





Eat and retreat

A long, spacious dining room and well-sized homely snug area are only separated by a set of double doors, offering a dream setting for large families to come together each evening.

Mealtimes can become a real occasion as you gather round a large dining table, then retire to the lounge.

This space really comes alive over the festive period, with the doors left wide open and the whole extended family free to roam between the living spaces in a relaxed and social environment.



“ There will be tears when we leave here. My youngest grandson said: ‘Nana: where will Christmas be now?’ ”



More space to work and relax

Whether your home is a place for work, just for relaxation or a bit of both, you have plenty of options on the lower floor.

The current study space is neatly set off from the snug and has the bonus of its own entrance accessed from the rear utility room.

You can really tuck yourself away and escape any distractions during business hours.



There's a larger, more traditional lounge on the other side of the hall. The current owners have it set up with a TV and a showpiece marble and slate fireplace, ideal to get cosy watching family films, this is a place you can relax and unwind at night once all the pressures of the day have come to an end.



Original features throughout

Navigate your way up the original pitch pine staircase and you'll be presented with a spacious landing area, which like the entire house has retained its originality with the traditional cornices and dado rails all intact.

The master bedroom is neatly tucked away around the far side of the landing banister to

give an extra touch of privacy from the rest of the bedrooms.

An original fireplace alongside Strachan-branded fitted wardrobes and a dressing table are the standout features of this spacious room, as well as the tall windows that allow plenty of sunlight to flood through.

“ We've seen our family grow here; the space has been fantastic. It's been a perfect family home. ”

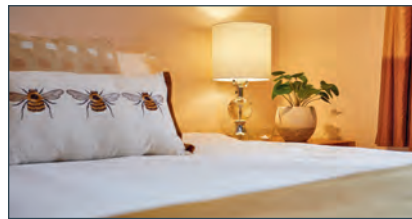


Sweet dreams

All of the bedrooms in this property have one thing in common, the ample space on offer leaves you pleasantly surprised.

The second and third bedrooms are similar in shape and make good use of the two mini coves with built-in vanity units, shelves and wardrobes.

When you get to the final bedroom you have an option to create another double or a more comfortable single or nursery for a small child. You'll really benefit from the neutral décor used across the whole top floor making it easy to add your own stamp.



Space to bathe

The owners have renovated the family bathroom multiple times during their time here of more than three decades to keep the space fresh.

A large corner shower cubicle with a high-quality power shower is complimented with a white four piece suite combined with built-in cupboards and drawers for storage.



“ We’ve made a real conscious effort to renovate the property over the years without distorting the original charm of the building and its interiors. ”

FLOOR PLANS

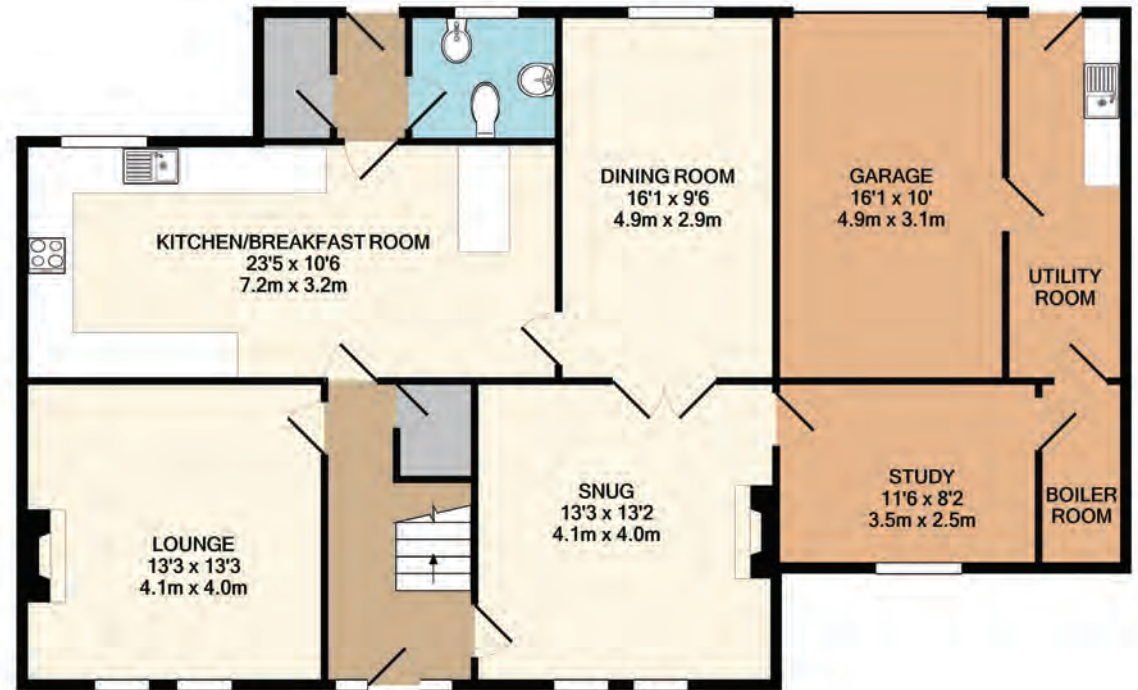
Main House

Total Approx.

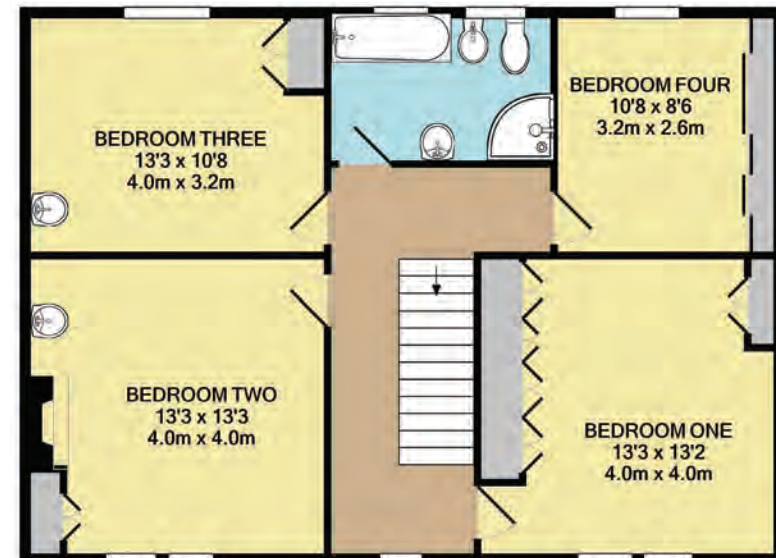
Floor Area 2070 SQ. FT. (192.3 SQ.M.)

Property Features

- Four Bedroom Stone Detached
- Detached One Bedroom Annexe
- Annexe Potential Rental, Home Working or Air BnB
- Breakfast Kitchen and Dining Room
- Lounge, Snug and Study
- Double Bedrooms Throughout
- Four Piece Modern Family Bathroom
- Potential for Two Bedrooms and Bathroom to Loft
- Large Driveway and Two Garages
- Sunny Positioned Patio and Outside Dining Area
- Close to Motorways, Railways and Local Amenities



Ground Floor Approx.
Floor Area 1282 SQ. FT. (119.1 SQ.M.)

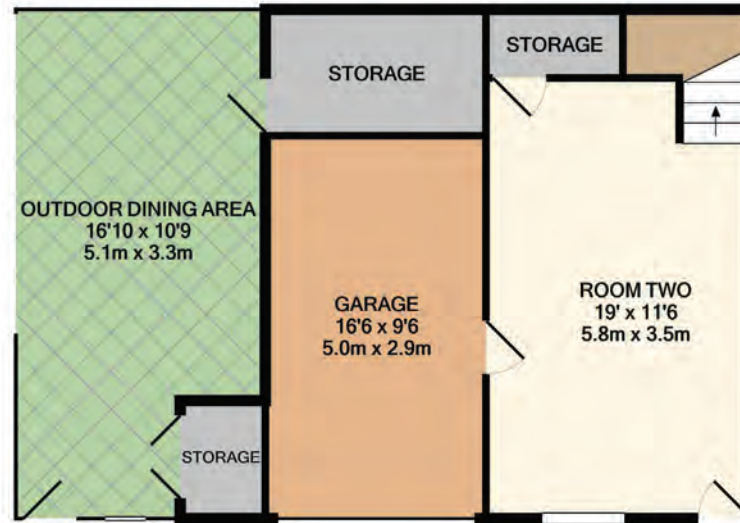


1st Floor Approx.
Floor Area 788 SQ. FT. (73.2 SQ.M.)

The Stable

Total Approx.

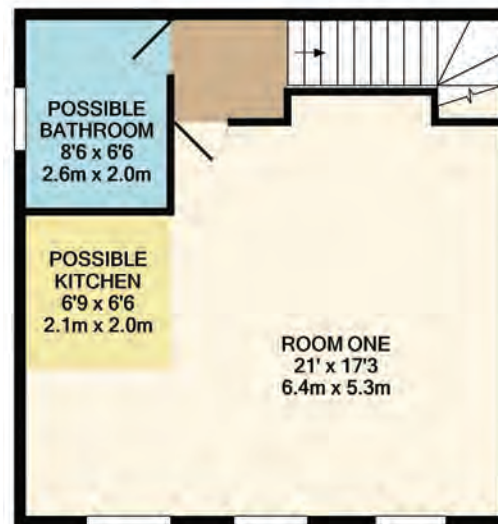
Floor Area 939 SQ. FT. 87.2 SQ.M.)



Ground Floor Approx.
Floor Area 480 SQ. FT. (44.6 SQ.M.)

The Stable Features and Possible Benefits

- Offices
- Granny Annexe
- Teenage Suite
- Double Bedroom
- Lounge
- Bathroom Fittings
- Kitchen Fittings



1st Floor Approx.
Floor Area 460 SQ. FT. (42.7 SQ.M.)

Whilst 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 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.

Ripe for renovation

The original charm of the main property may be enough for some – but there's still so much more to come.

On the opposite side of the rear driveway is an annexe outbuilding named The Stable - as a nod to its former role as home to a coach and two horses. The vendors rebuilt this back in 1992 and have reinvented its function time and time again as the makeup of their own family has transformed through the years.

Right now, it is almost empty and crying out for new owners to come along and give it a whole new lease of life. It has been left as a blank canvas with the scope to make it a cosy home of its very own.

On the ground floor of the annexe, there is a spacious integrated garage and another sizeable room which would be perfect for a kitchen. Upstairs, lies a separate bathroom and a decent amount of floor space to create an enviable master bedroom with a comfy seating area. But believe us when we say, you can use this space in any way you wish.



“ We’ve made lifelong friends in Ackworth.
It’s such a warm and friendly place. ”



Explore the area

Located on Wakefield Road, this house is right at the heart of Ackworth, a vibrant and friendly village with a massive choice of pubs and restaurants all within walking distance.

Ego is probably the pick of the crop for dining, with a fine array of beers, wines and cocktails as well as a Mediterranean food menu.

Ackworth has all the calm and beauty of a village but also excellent local amenities befitting of a town including a Co-op, Post Office, a doctor's surgery and two petrol stations.

The village is well placed for local travel networks and public transport. The A1 and M62 motorways are both approximately 10 minutes away.

Leeds city centre can be reached within around 30 minutes and Wakefield in 20 minutes.

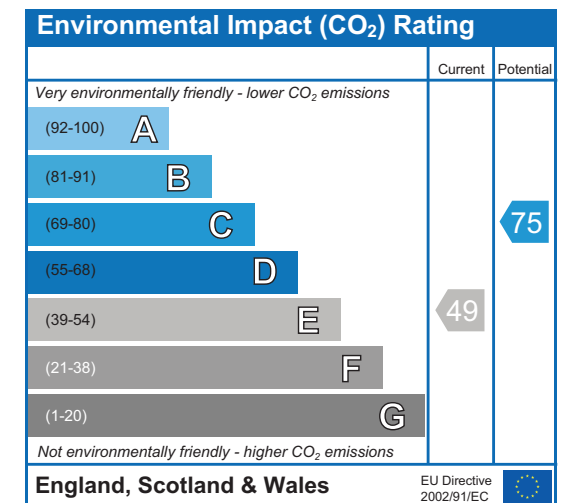
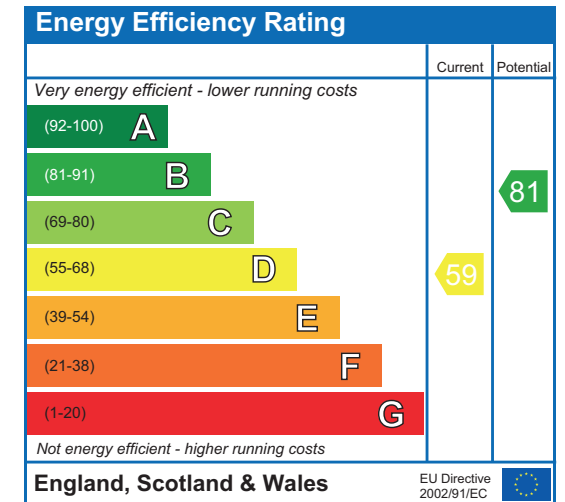
The property also lies within easy access of Doncaster and Sheffield, both accessible from the local train stations in either Pontefract or Fitzwilliam.

Families have a choice of multiple schools in the area, including the highly regarded Ackworth School for children aged 2 to 19 years.

For history and nature lovers there are local walks aplenty, and Nostell Priory, a National Trust owned 18th-century country house with parklands, gardens and an adventure play park, is within 3 miles.



Environment & Energy



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