



A grand experience

This picturesque property in the suburbs of Wakefield boasts a beautiful exterior with a perfect blend of history and unique, original features.

Situated in the heart of the village of Sandal, this eye-catching Victorian residence is a charming and grand family home offering a high level of privacy and lots of rich character.

Walk inside and you'll see that the vendor and his family have lovingly evolved the home throughout nearly four decades here.

There is plenty to admire and much more potential still to be unlocked by the new owners.



“ The red autumnal Ivy looks really striking and is a highlight each and every year. ”



Ultimate originality

Built in 1896 with authentic local stone from the nearby Sandal Castle, this fine property offers ultimate curb appeal. From the roadside, you'll be intrigued by the palatial exterior, complete with multiple chimney breasts and an impressive tower with a first-floor balcony built above the entrance.

The whole plot is rich in history and grandeur, and we're certain that you won't want to miss the opportunity to acquire such a charismatic home.

Drive through the wrought-iron double gates along the cobbled drive towards the rear of the property, where you'll find a vast open space for parking, ahead of the detached double garage.

The characterful quirks include the beautiful stained

glass in the turret and the intricate stone detailing of the structure will definitely take more than the first visit to appreciate in full.

A warm welcome awaits as you stand under the arched stone porchway at the front door, upon an original tiled mosaic feature. Step inside, and the stunning entrance hall won't disappoint, oozing with charm in every direction.

As you land on the original Victorian tiled floor, take a moment to appreciate the original fireplace which you'll soon come to expect as a feature throughout.

The wide, open staircase and high ceilings are perfect for hanging a showcase chandelier.

Although many of the rooms have been tastefully upgraded over the last 37 years by the current owners, the vast majority of the original fixtures remain.



Cosy corners

Each exuding their own unique take on period charm, the lounge and library sit on opposite sides of the downstairs hallway and offer an equally relaxing retreat in their own right.

Once the day is done, these spaces really come to life, both complete with original feature fireplaces as the focal points of the room.

Avid readers can fill the alcove bookshelves, spend time away from the TV and really unwind, surrounded with dark oak panelling in the cosy library.

A rare treat to have such a characterful reception room at your disposal, without compromising on the staple rooms of a traditional home.



“ We’ve used the space regularly down the years when we’ve entertained large groups of friends for family celebrations. ”



The lounge offers a welcoming space for the family to come together for the evening and gather round the roaring fire.

The high ceilings and dual aspect windows - including a large bay, add to the bright and airy ambience when the room is flooded with daylight in the morning.



“ These rooms are where I come to relax. All of the fireplaces in the house are functional, but the lounge is the one we use the most as a family - it's so inviting. ”



For all occasions

In keeping with the grand aesthetics of the entire ground floor, at the heart of the home you'll find a formal dining room that is fit for royalty.

Your eyes will be immediately drawn to the impressive bay window, featuring the original

stained-glass panes. The ceilings are adorned with detailed cornicing and an intricate rose to hold a magnificent chandelier, and the imposing marble fireplace would not be out of place in a stately home. A beautiful space that will comfortably allow you to host family occasions in style.



A homely hub

The kitchen is the most recent room to be renovated by the current owners.

The overall feel is a classic, country-style farmhouse kitchen.

The faux wooden beams were added to create another dimension and really bring the focal point to the central breakfast bar island, where the family can gather around their morning coffee.

The oak units, paired with a granite worktop and neutral floor tiles are timeless, as is the feature gas-fuelled Aga cooker, housed beneath the exposed brick archway. Storage is aplenty with a separate corner utility room, and the integrated appliances are neatly tucked away.

Through the kitchen, leads on to the conservatory which continues with the same tiled flooring to compliment the flow of the house.





Cosy up in the conservatory

Adjoining the kitchen through glass panelled doors and boasting triple-aspect views, the conservatory is the perfect peaceful spot to admire the landscape of your very own grounds.

With a garden as vibrant and beautiful as this, it's easy to see why the current homeowners spend so much of their time relaxing here.

In summer months, it's wonderful to swing the doors open and extend out onto the large Yorkshire stone patio for al fresco dining and enjoy an element of outdoor living.

Private workouts

Fitness fanatics will be delighted to find a cellar that is kitted out as a gym, allowing you to escape from the hustle and bustle of the home.

Complete with mirrored walls, a solid laminate flooring and the pièce-de-résistance of a personal sauna - your workout buddies will be lining up to join you on the treadmill in the basement.



Fit for royalty

Head upstairs and the master bedroom suite offers a real haven for sleep, and continues the traditional stately home feel.

The 15-square foot room is punctuated with characterful picture rails, decorative cornicing, stained glass windows and of course, an ornate fireplace as the focal point of the chimney breast.



Just as you'd expect from a luxurious family home, the master bedroom comes complete with fitted walk-in wardrobes and a three piece en-suite featuring a large enclosed shower.



Relax and unwind

Fully tiled from floor to ceiling with a monochrome theme, the main house bathroom offers plenty of space to unwind and freshen up.

This generous space houses everything you'd expect and more - from a double enclosed shower

to a wall-mounted sunbed. For future owners that are fond of period features, there's also potential to swap the current bath to a free-standing tub, without having to compromise on space or logistics.





Area to explore

Perfectly situated on the edge of the city of Wakefield, this home is bursting with nearby attractions to explore both on foot and within a short drive.

Fasten your walking boots and head to the historic medieval Sandal Castle - the scene of one of William Shakespeare's plays - where there is plenty to explore and views overlooking the River Calder.

Continue a little further and you'll find yourself at Pugneys Country Park which boasts 250 acres of beautiful Yorkshire outside space. Here you'll find two beautiful lakes, one operating as a place for non-powered watersports and the other a dedicated Nature Reserve.

The park also offers a large outdoor play area, cafeteria and miniature railway to entertain the children all day. Newmillerdam is another beautiful walking destination a short distance away.

The sporty ones among us will soon learn there are more opportunities to stay active nearby with the City of Wakefield Golf Club, Sandal Cricket Club and Commando Paintball all within striking range to help keep your weekends active and fun-filled.

The Towers is located just a few miles from the M1 allowing for easy travel both north and south for work and pleasure. Sandal & Agbrigg railway station is also within walking distance and links you directly into Leeds, Doncaster and Sheffield.

A large Asda superstore makes the family shop a convenient outing and then a little further into Wakefield itself with its established high street, shopping centres and amenities within a 10-minute drive.

When it's time to relax, you'll be spoilt for choice for bars and pubs to go for a drink or a meal out.

The Three Houses is within stumbling distance, offering a real cosy local atmosphere with quality home-cooked food on the menu.

Gastropubs: The Castle and The Pledwick Inn are also close by and both come highly acclaimed by the locals.

FLOOR PLANS

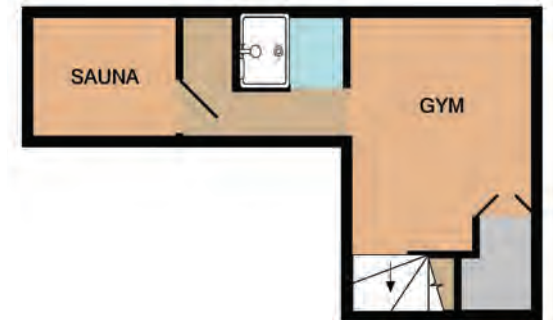
PROPERTY FEATURES

- Five Bedroom Victorian Detached
- Original Period Features Throughout
- Lounge, Formal Dining Room and Library
- Breakfast Kitchen with Fitted AGA
- Dressing Room and En-Suite to Master Bedroom
- Gymnasium and Sauna
- Electric Gated Driveway and Double Garage
- Sunny Positioned Gardens with Stone Patio
- Close to Schools, Amenities and Parkland
- Easy Access to Motorway and Railway Networks



Ground Floor Approx.

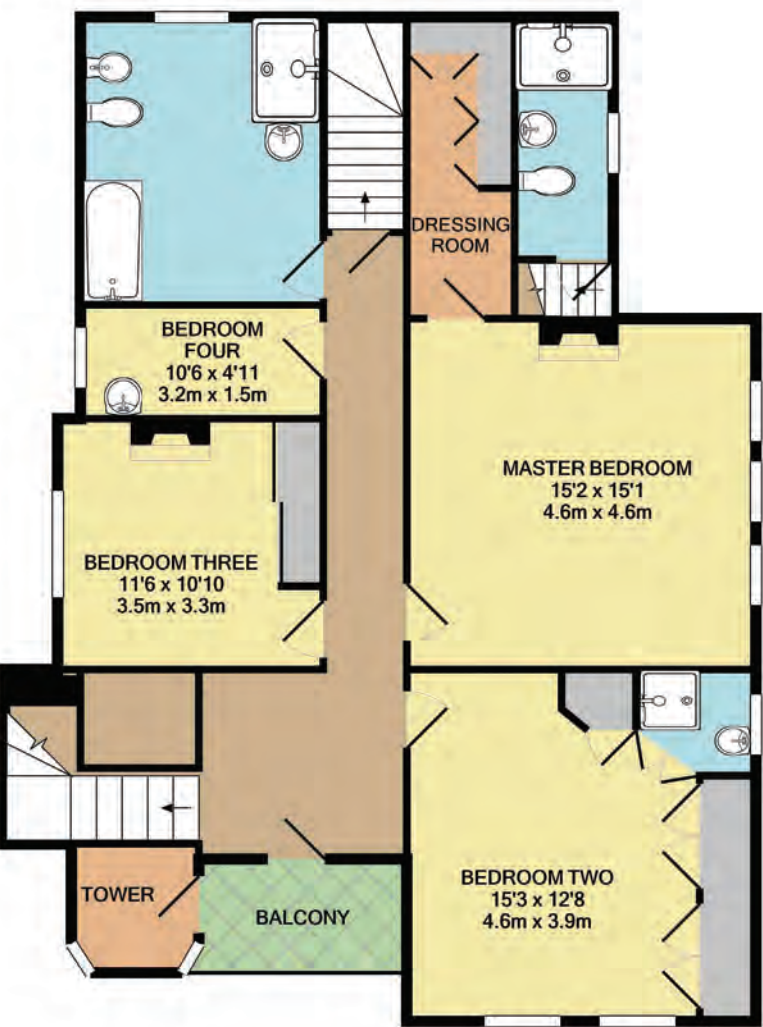
Floor Area 1439 SQ. FT. (133.7 SQ.M.)



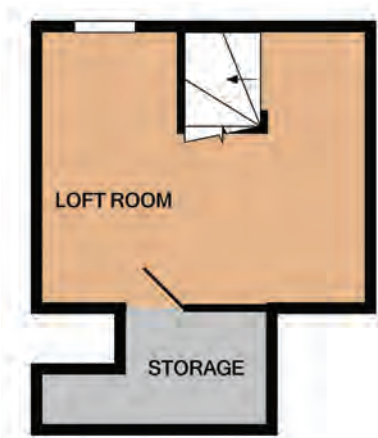
Basement Approx.

Floor Area 184 SQ. FT. (17.1 SQ.M.)

ENERGY



1st Floor Approx.
Floor Area 1145 SQ. FT. (106.4 SQ.M.)



Loft Room Approx.
Floor Area 219 SQ. FT. (20.4 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>47</div>	<div>78</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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