



## If the walls could talk

If you're looking for a house with an historical tale to tell, look no further than this delightful character property in the desirable village of Ackworth.

Originally built in 1829 and used as boarding rooms for the girls who attended Ackworth Quaker School, the building was divided into two semi-detached dwellings over a century ago.

This helped to create a charming four-bedroom family home which has retained many of its original features.





Deceptively spacious and in keeping with its heritage throughout, you'll find the original wooden floorboards that the pupils had trodden over in their school shoes, traditional sash windows and high ceilings that once upon a time created perfect storage for the children's luggage.



“It's a lovely spot for dog walkers.”





# Panoramic views

It's difficult not to notice the incredible field views surrounding this property as soon as you step through the gated driveway onto the spacious patio.

The current owners have enjoyed countless parties and BBQs here and have made the most of the great outdoors with unrivalled landscapes.

The garden features a vegetable plot and mature trees, including an impressive Korean pine which conceals the shed, along with a manageable sized lawn.

Walkers will love the added bonus of a private gate which opens straight onto the footpath through the fields, leading to local villages such as Badsworth, Thorpe Audlin, East Hardwick and beyond.





# A cosy encounter

**It's easy to understand why the lounge is the vendor's favourite room in the house.**

Although not an original part of the building, they have managed to create a rustic ambience that perfectly compliments the heritage and character of the original house.

The dual-aspect sash windows flood the room with natural light when the sun is shining, making it a great space to enjoy the beautiful rural views. The focal point of the room is a traditional log burner which comes to life in the winter, finished with a stone hearth and solid wood beam running across the fireplace.

“ We wanted to take the lounge back to its original rustic feel by retaining the character and making sure it was in keeping with the country house style. ”





## Ground floor grandeur

**Step through the country cottage style entrance porch to the warmest of welcomes.**

The heart of every home is the kitchen, and with a true farmhouse feel this traditional family room has

ample space to eat and dine. The original stone set fireplace now houses a large range cooker, with the sink and storage set back in the alcoves. The warm pine units include a larder cupboard for essentials and a breakfast bar to perch at with tea and cake.







“ There are lots of options with how to use the rooms downstairs. ”

With a downstairs WC and no less than three reception rooms, there's scope to enjoy the space on the ground floor to suit the evolving demands of a large household.

Two of the downstairs rooms are currently being used as a bedroom and lounge, so there's plenty of privacy for extra guests or family members that may need their own space.

The bright and airy hallway is home to a stunning wide staircase, boasting high ceilings and adorned with a traditional ceiling rose above the original terracotta stone tiled floors that still bear the markings from decades gone by.





# Modern day luxuries

Following the original wooden handrail up the stairs, you'll find the master suite at the end of a wide sweeping first-floor corridor.

Here you'll enjoy waking up to the same tranquil views as the lounge.

Although the décor still features period style picture rails and characterful door handles, there's the addition of a cosy carpet, plus an en suite shower room and walk-in wardrobe tucked away behind oak panelled doors.







As you'd expect from this home full of history, the bedrooms boast equally pleasing aesthetics and surprising quirks including their original fireplace settings and charming built-in cupboard doors.



“ People expect an en suite in the master bedroom these days and we've spent time to finish this space nicely. ”





## From bunks to boudoirs

Aside from the master, each one of the remaining three bedrooms upstairs boast enough space for more than a double bed.

With potential to add feature furniture or even the addition of a further en-suite to bedroom two, this home is waiting for its next family to make their own mark.







The distressed wooden floorboards continue into these bedrooms, as does the luxury of natural light from the ceiling-high windows.





## Space to unwind

The most recently updated area of the house is the large family bathroom, comprising of a three-piece suite including a marble effect double shower cubicle.

The décor is simple and clean, with the finishing touches of a traditional style towel-rail radiator and ceiling spotlights. The upstairs toilet is housed separately next door.





## Beyond the garden path

The current owners have fond memories of their 14 years in Ackworth having made great friends with neighbours and locals alike, a tribute to the community spirit in this sought-after village.

Although the property is just a stones throw away from a private boarding school, there are also a further three primary schools within walking distance.

Ackworth has all the conveniences of a small town including a public library, doctor's surgery and chemist, supermarket and convenience stores, multiple pubs serving restaurant food

“There's such a friendly feel about Ackworth. Everyone stops for a chat; it's a lovely neighbourhood.”

and a tea room above the gift card shop.

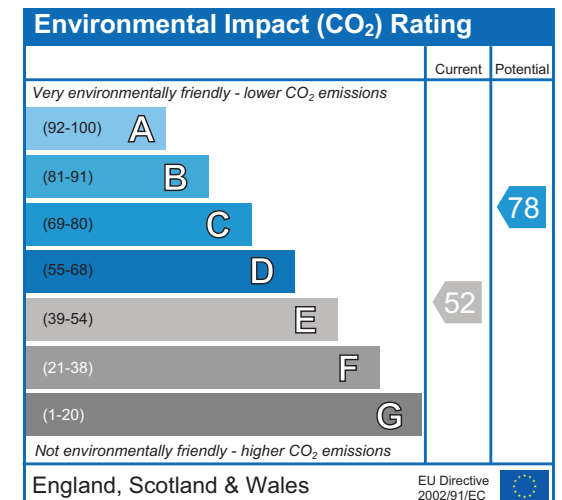
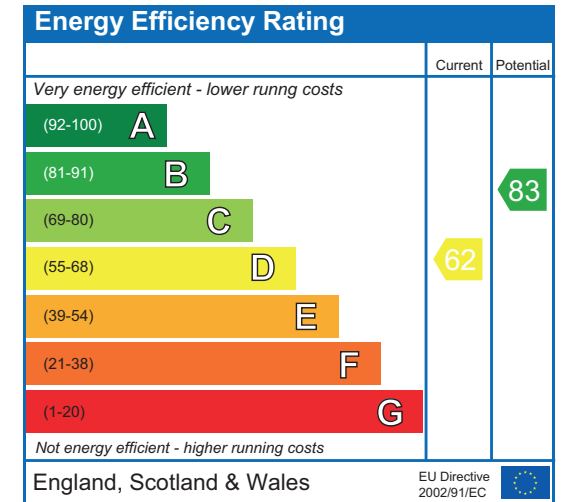
The location has a wide appeal for those seeking rural countryside surroundings, but also for families that need to be placed closer to larger towns and cities.

Pontefract, Wakefield, Leeds, Doncaster, Sheffield and York are all within easy reach in under an hour via the A1 and M62 road networks.

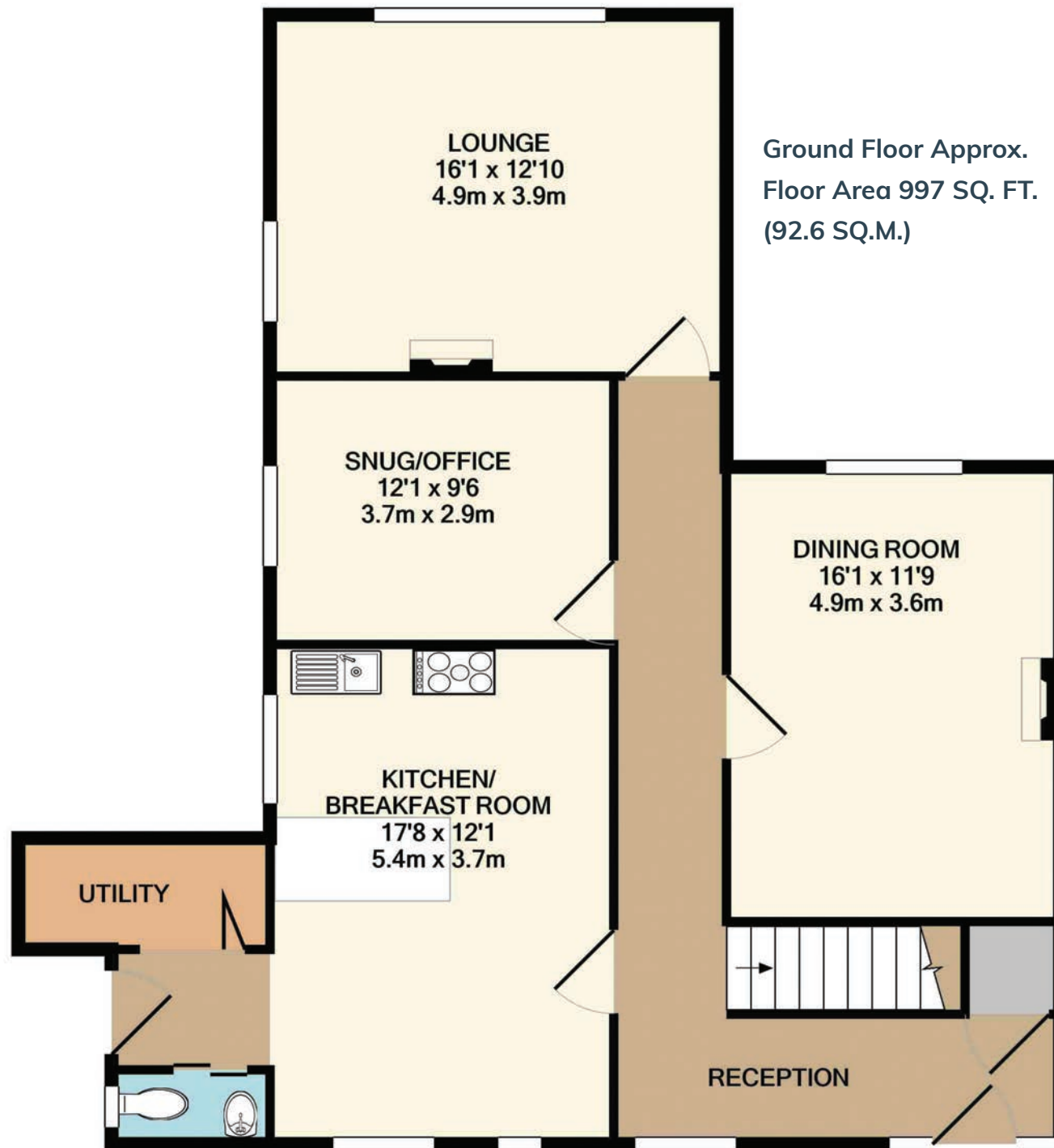
Areas of interest nearby for a day out include National Trust site Nostell Priory, Pontefract racecourse, Winterset Country Park and Farmer Copley's family farm.



## ENVIRONMENT & ENERGY







Ground Floor Approx.  
Floor Area 997 SQ. FT.  
(92.6 SQ.M.)

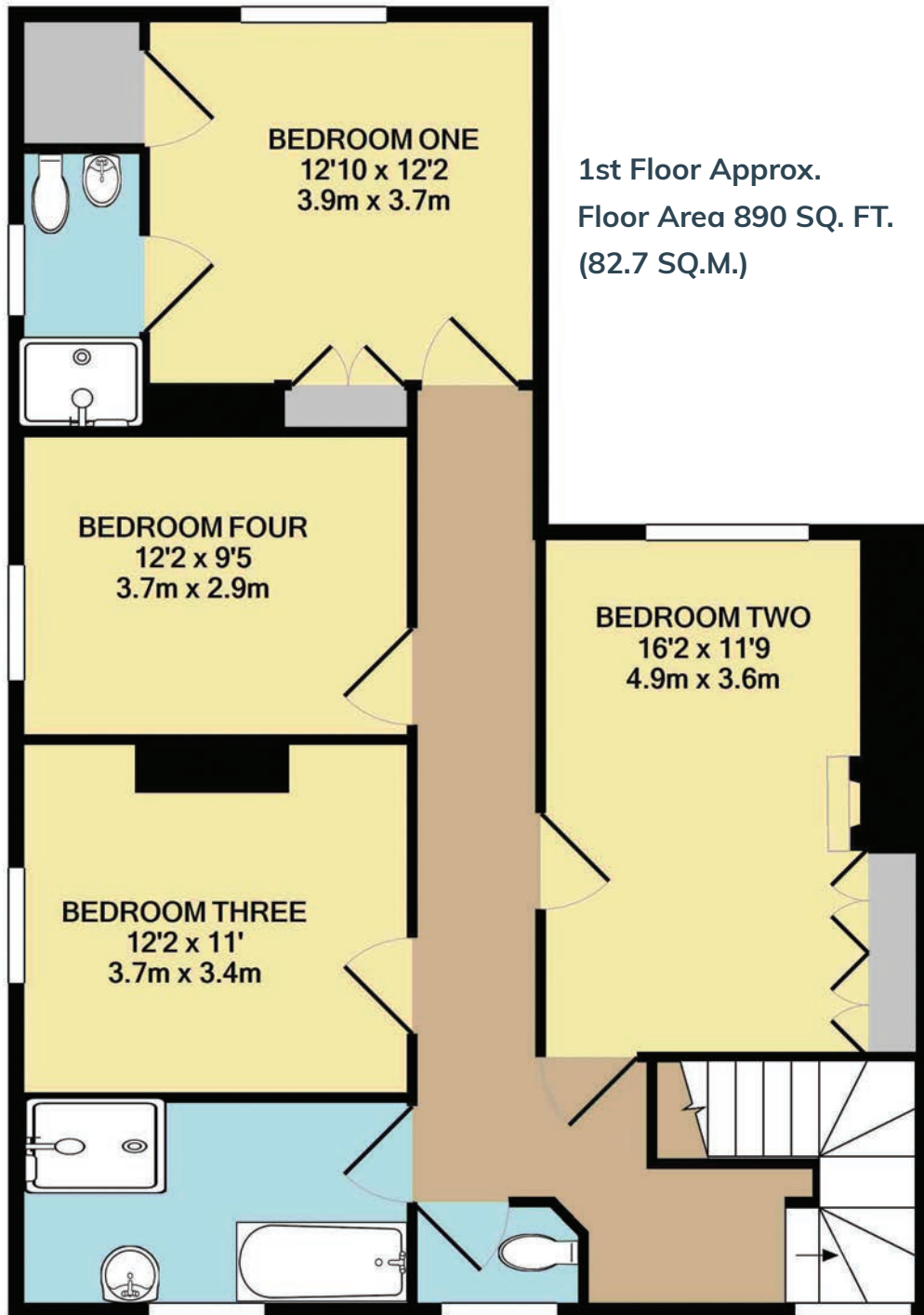
## FLOOR PLANS

Total Approx.  
Floor Area 1887 SQ. FT. (175.3 SQ.M.)

## PROPERTY FEATURES

- Four Bedroom Character Property
- Multiple Reception Rooms
- Rare to Market and Larger than Average
- Good Sized Breakfast Kitchen
- Large Family Lounge Featuring Wood Burner
- Master Bedroom With En-Suite and Dressing Area
- Large Four Piece Family Bathroom
- Panoramic Views Over Open Countryside
- Sunny Positioned Mature Rear Garden
- Desirable Village Location





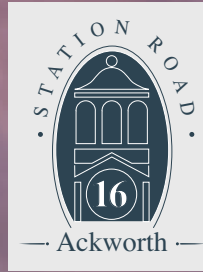
**1st Floor Approx.**  
**Floor Area 890 SQ. FT.**  
**(82.7 SQ.M.)**

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.

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