



Fair Acres, Pontefract Road
High Ackworth, Pontefract



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High Ackworth, Pontefract, WF7 7EU



A truly magnificent five bedroom detached residence in prestigious High Ackworth, set within exquisite landscaped gardens and grounds.

Set in the prestigious High Ackworth, this exceptional five bedroom detached home blends luxury with a stunning rural backdrop. Sitting on a plot of just under 1.4 acres, it is ideal for both entertaining and family living, it features a private indoor pool with jacuzzi, an at home bar and games room, a modern kitchen and elegant living spaces. Situated on a generous plot with landscaped gardens, a triple garage and ample driveway parking, this property offers a rare opportunity to own a distinguished home in one of the area's most sought after locations.

The accommodation briefly comprises a grand entrance hall leading to an additional seating area, with stairs rising to the first floor landing and access to under stairs storage and a downstairs w.c. A side hallway provides access to the utility room and the superbly appointed kitchen/breakfast room, which in turn opens to a pantry, sun room, and dining room. The sun room leads to a rear hallway that connects to the dining room, which then opens into the living room. The living room provides access back to the main entrance seating area and the study, which leads to the games room and at home bar. From here, the indoor pool area is accessed, featuring a separate jacuzzi, pool control room and two shower rooms, one of which leads to the private gym. To the first floor, the principal bedroom enjoys two walk-in wardrobes, an en suite shower room and its own balcony overlooking the landscaped rear garden. The landing also provides access to five bedrooms, along with the house bathroom. Bedroom two benefits from an en suite shower room and bedroom three has an en suite w.c.

Externally, the front garden is laid to lawn with mature trees and shrubs, complemented by a block paved driveway with a turning circle, leading to the triple detached garage with electric doors, power, lighting, and an external w.c. The rear garden is a generous lawned area with precise paving and shrub borders, centred around a feature water fountain. Additional patio and seating areas, including a tranquil timber canopied seating space, provide ideal spaces for outdoor entertaining. The garden is fully enclosed with fencing and hedging for privacy.

High Ackworth offers the perfect combination of a rural setting while remaining conveniently close to local amenities. Excellent schools and public houses are nearby, with Pontefract, Featherstone, and surrounding towns offering a wider range of services including supermarkets and transport links via bus and train. The A1 motorway is within easy reach, providing access to the M62 and M1 for wider travel.

This truly unique property on Pontefract Road represents an exceptional opportunity for discerning buyers. Only a full internal inspection will reveal the outstanding finishes, luxurious features, and exceptional potential this home has to offer and early viewing is highly recommended to avoid disappointment.





ACCOMMODATION

ENTRANCE HALL

Composite front door with frosted glass pane opens to a welcoming hallway. Central heating radiator, ceiling roses, coving to the ceiling, ceiling rows with spotlights and a solid oak staircase leading to the first floor landing. Tiled flooring, opening to a seating area, door to downstairs w.c., storage and side entrance.

SEATING AREA

Connecting to the study and living room via double doors. Gas fireplace with marble surround and mantle, central heating radiator, tiled flooring, coving to the ceiling with spotlights.

W.C.

Frosted UPVC window to the front, extractor fan, ladder style radiator, wash basin built into storage unit with granite work surface. Fully tiled and spotlights.

UTILITY ROOM

UPVC windows to front, central heating radiator, tiled flooring, wall units, work surface, sink and space for appliances.

DINING ROOM

Door to kitchen/breakfast room, spotlights, coving to the ceiling, central heating radiator and fitted storage unit.

LIVING ROOM

An elegant reception room with double doors to the dining room, three central heating radiators, two UPVC double glazed windows to the rear and UPVC double glazed French doors opening to the garden. A gas fireplace with marble hearth, surround and mantelpiece provides a central focal point. Finished with ceiling coving, spotlights and ceiling roses, this room also leads to the rear hallway, seating area and study.

STUDY

UPVC double glazed window to the rear, spotlights, coving to the ceiling. Door to games room/bar and living room. Features fitted shelving, storage units, desk and wooden wall panelling.

GAMES ROOM/BAR

UPVC double glazed bay window to front, double central heating radiators and door to rear garden. Decorative wall panels, solid wood media wall with built in spotlighting, fitted bar and solid oak steps leading to the pool room.

SIDE ENTRANCE

Composite frosted glass door, central heating radiator, coving to the ceiling, spotlights, UPVC double glazed windows to front and rear, access to the utility.

KITCHEN/BREAKFAST ROOM

A comprehensive range of integrated appliances includes a three ring induction hob with extractor, oven, microwave, warming tray, coffee machine, wine cooler, dishwasher and a full length fridge and freezer. At the centre, a spacious island features a granite breakfast bar with a partial glass splashback, offering an ideal spot for casual dining or entertaining. Anthracite column radiator, double doors lead to the sun room, with a separate door providing access to the pantry and a UPVC window to the front allowing natural light to fill the space. The kitchen is fitted with shaker style solid oak cabinetry, complemented by elegant granite work surfaces and a composite sink with mixer tap.

PANTRY

Frosted single pane window, loft access and fitted shelving.

REAR HALLWAY

Partial coving to ceiling, UPVC French doors to rear garden and central heating radiator.

SUN ROOM

Surrounded by UPVC double glazed windows, door to rear hallway and two central heating radiators.





INDOOR POOL

The indoor pool room features a striking vaulted ceiling with integrated LED strip uplighting, creating a bright and inviting ambiance. The space is encircled by UPVC double glazed windows, complemented by sliding doors that provide direct access to the rear garden. Practical and luxurious, the room offers doors leading to two shower rooms and the pool filtration room. The facility is equipped with a comprehensive indoor pool system and a separate Jacuzzi, combining relaxation and sophistication in one exceptional space.

GYM

Two UPVC double glazed windows to rear, French doors to side and spotlights.

SHOWER ROOM/W.C.

UPVC double glazed window, central heating radiator, low flush w.c., pedestal wash basin, shower cubicle with mains fed shower head, glass shower screen, storage cupboard and fully tiled.

POOL CARE ROOM

Accessed from side of property, housing full pool filtration system.

SHOWER ROOM/W.C.

Frosted UPVC window to side, fully tiled, central heating radiator, pedestal wash basin, shower cubicle with mains fed shower head and glass screen.

FIRST FLOOR LANDING

UPVC double glazed window to front, central heating radiator, coving to the ceiling and ceiling roses. Doors to five bedrooms, bathroom and storage cupboard.

PRINCIPAL BEDROOM

Coving to the ceiling, spotlighting, two UPVC rear windows, French doors to balcony, two radiators, two walk in wardrobes and en suite shower room.

- Walk in wardrobe one [2.15m x 2.73m max x 1.5m min] with fitted storage units and central heating radiator.

- Walk in wardrobe two [2.15m x 1.72m] with fitted storage units.

EN SUITE SHOWER ROOM/W.C.

Frosted UPVC window, spotlights, anthracite column radiator, low flush w.c., wash basin with storage, separate shower cubicle with mains fed shower, overhead shower and glass screen. Fully tiled and extractor.

BEDROOM TWO

UPVC rear window, central heating radiator, coving to the ceiling, fitted wardrobes and en suite shower.

EN SUITE SHOWER ROOM/W.C.

Fully tiled, spotlights, anthracite radiator, low flush w.c., wash basin with storage, shower cubicle with overhead and hand held shower with glass screen.

BEDROOM THREE

UPVC window to the side, central heating radiator, coving to the ceiling, fitted wardrobes and en suite w.c.

EN SUITE W.C.

Low flush w.c., wash basin with storage, radiator and fully tiled.

BEDROOM FOUR

UPVC front window, central heating radiator, coving to the ceiling and fitted wardrobes.

BEDROOM FIVE

UPVC window to the front, central heating radiator, coving to the ceiling and fitted wardrobes.

BATHROOM/W.C.

Frosted UPVC window to the front, radiator, low flush w.c., wash basin with storage, tiled bath with water jets and shower attachments. Fully tiled with marble features.

OUTSIDE

The property sits on a generous plot of land, featuring expansive lawned areas with mature trees, shrubs, and flowering plants throughout. A block paved driveway with a large turning circle provides ample off road parking for multiple vehicles and leads up to a triple detached garage with an additional carport to the side. The block paving extends to a small stone pierced pathway at the front and around the side of the property, complemented by subtle pebbled areas. The grounds are enclosed by a combination of mature shrubbery and stone walling, creating a sense of privacy and seclusion. The rear garden is beautifully landscaped, showcasing expansive lawn areas, mature trees, shrubs, and flowering plants. It incorporates paved and pebble patio areas, ideal for outdoor dining and entertaining. A tranquil garden section features a timber canopy and a central fountain, framed by a precisely maintained shrub border pathway leading directly to the feature. The rear garden enjoys far reaching rural views, enhancing the sense of space and serenity.

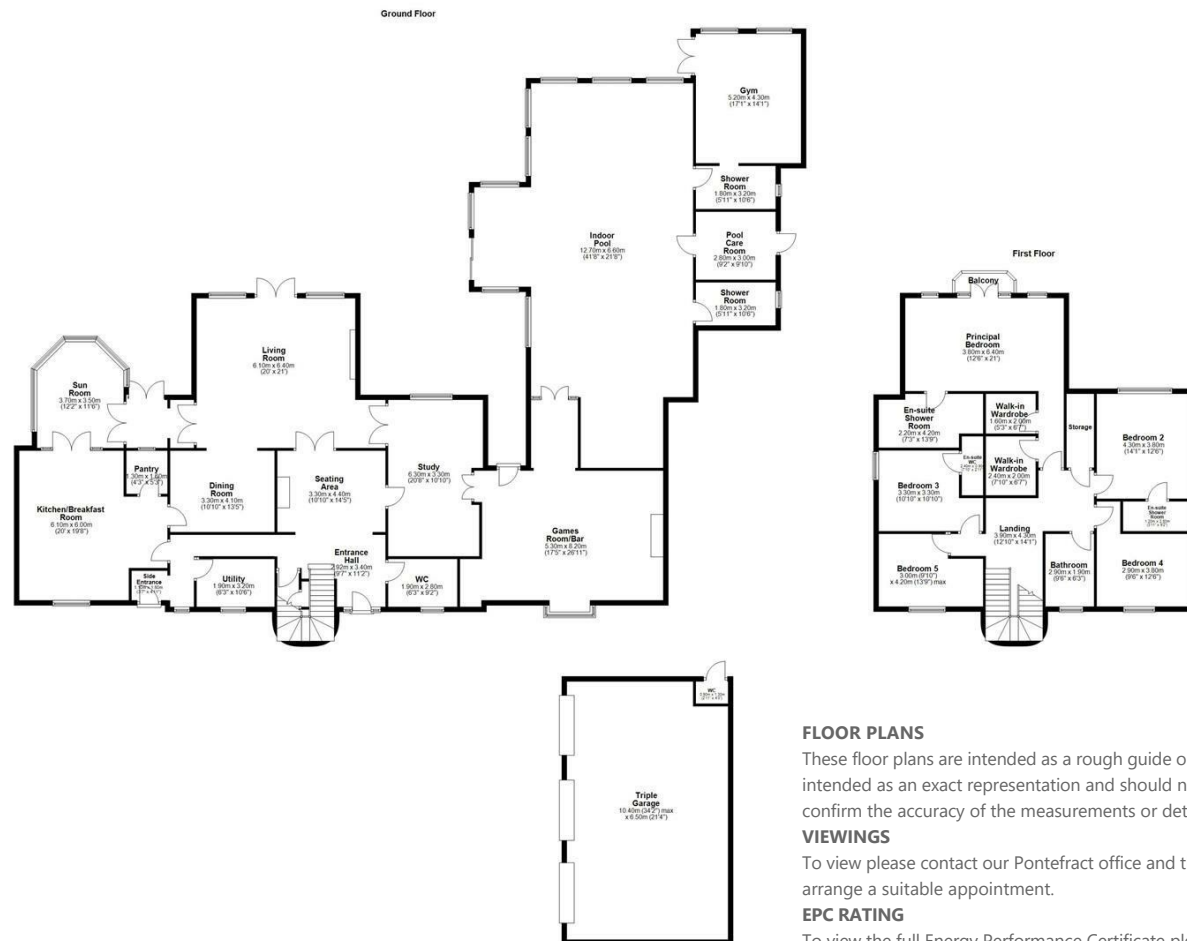
TRIPLE GARAGE

The triple garage includes three electric roll up doors, a separate side access door, and is fully equipped with power and lighting. The loft is boarded out for storage and the garage also features a workspace with a range of storage solutions, a work surface, and an inset stainless steel sink. There is an external w.c. [0.85m by 1.32m].

COUNCIL TAX BAND

The council tax band for this property is G.





FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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