





MOVE TO THE MILL

A rare opportunity awaits to purchase a piece of iconic Pontefract architecture – tastefully renovated throughout from a former working mill into a splendid four-bedroom family home with further scope for conversion. Driving from Water Lane into Dandy Mill Farm feels less like approaching a family home and more like entering the grounds of a private estate. This beautiful array of completely unique buildings and ample lawns make up a plot that is rich in history, oozing with rustic charm and characterised by the unique landmark of the Dandy Mill itself. Step inside to appreciate the attention to detail, carefully considered living spaces and well-proportioned rooms on offer.



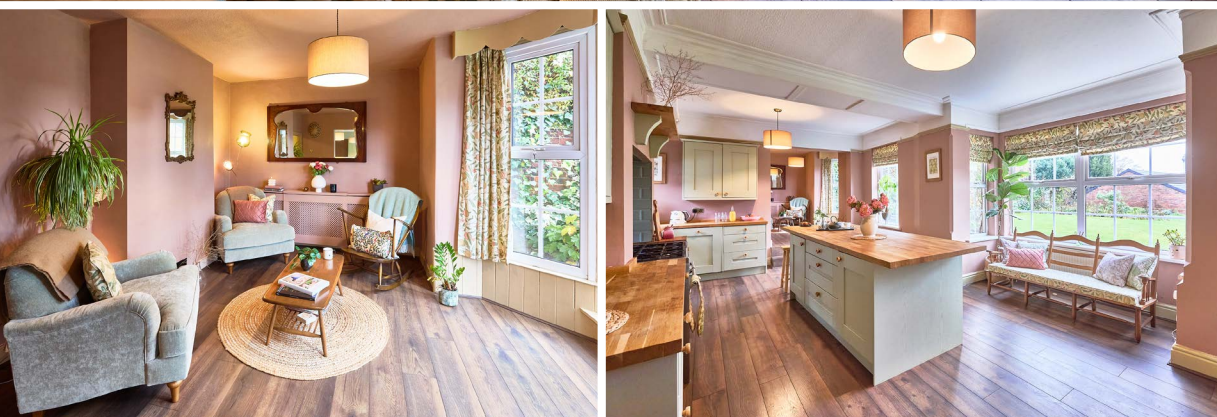


A CHARMING BEGINNING

As a property dating back to 1819, you'd expect character throughout and it certainly doesn't disappoint. A grand vestibule wrapped with stained glass windows provides the perfect entrance, oozing with period features from top to bottom from the tiled walls to the arched double doors leading you through to the hallway. Victorian mosaic flooring - exposed when the old carpets were removed - runs past the open staircase and towards the boot room and W/C, while tall ceilings and oak internal doors set the tone for the farmhouse aesthetic ahead.

The kitchen is the central hub of the home and has been the biggest transformation during the current owner's renovation. An internal wall that once divided the farmhouse from the cottage was removed to create this wonderful, vast space that has modern family living at the core of the design.





A COUNTRY STYLE COTTAGE

Rose toned walls combined with light shaker-style traditional units, wood-effect flooring and deep oak countertops add an inviting warmth to the room. Numerous windows, including a deep bay with views out to the garden, flood the space with natural light. Integrated appliances feature throughout, with a Smeg range oven set within the chimney breast and a central island to gather round. Beyond the Belfast sink and elevated a couple of steps is the open plan snug – a separate social space set within the former cottage lounge and emphasising the second bay window featuring patio doors – provides the perfect place to relax after dinner.





AWAY FROM THE SOCIAL HUB

The former cottage kitchen next door is now the main dining room – a modest space away from the social buzz of the kitchen for special meals and entertaining. Retaining many of its original features – including the terracotta tiled floor – it also conceals a second staircase beyond the internal door, which leads to two family bedrooms and bathroom. Completing the ground floor is the formal lounge, presented as a sophisticated social space with a more intimate feel with an electric stove upon a brick hearth creating the cosy ambience desired as the nights draw in. Bold olive green walls accentuate the period picture rails and the large bay window offers the ultimate backdrop for a huge Christmas tree over the festive season.



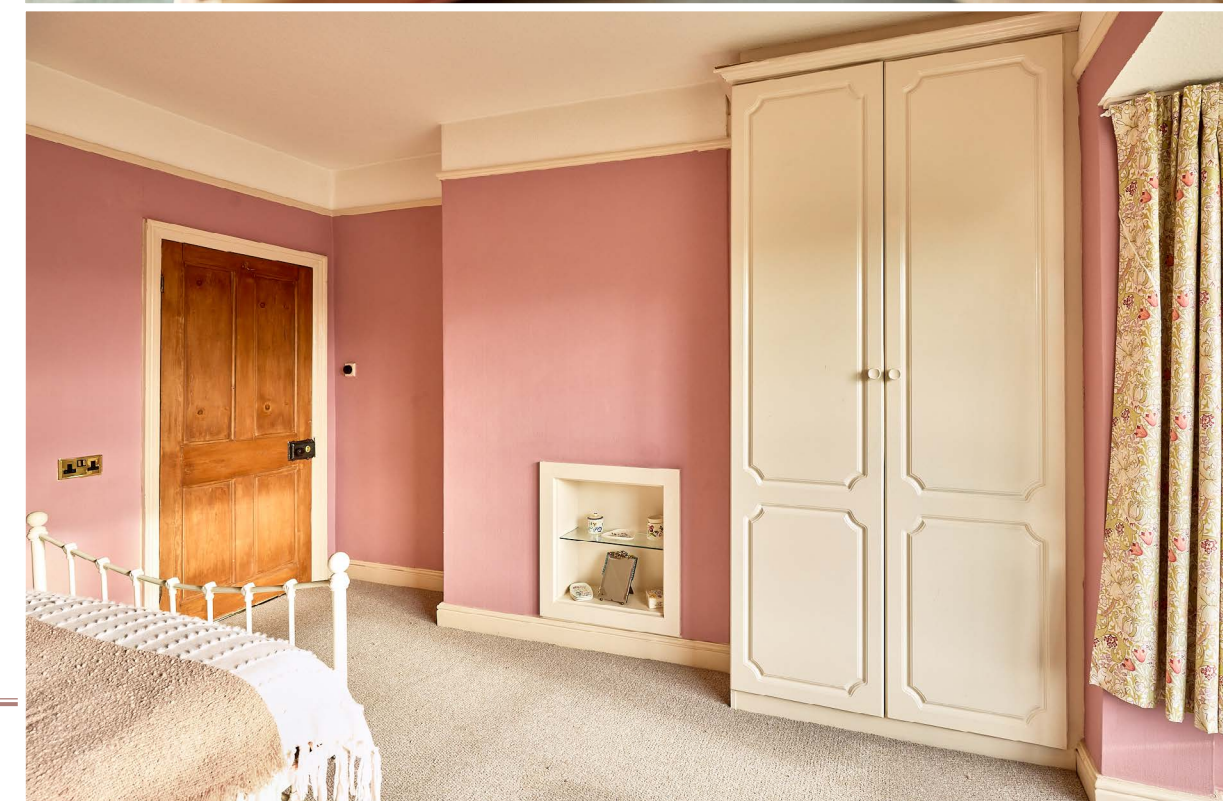
FAMILY CONFIGURATION

Ascend to the first floor of the original house via the main staircase to find the two largest bedrooms and a family bathroom at the top of the landing – featuring a white suite with low level W/C, traditional wash basin and large rainfall head shower enclosure. The master suite has been configured as the principal bedroom with a separate dual-aspect nursery or fifth bedroom leading off it which can fit a double bed. The layout is versatile for a dressing room, or child's bedroom with an adjoining playroom. Both sections of the room feature built-in storage from floor to ceiling plus a generous floorplan for freestanding furniture.





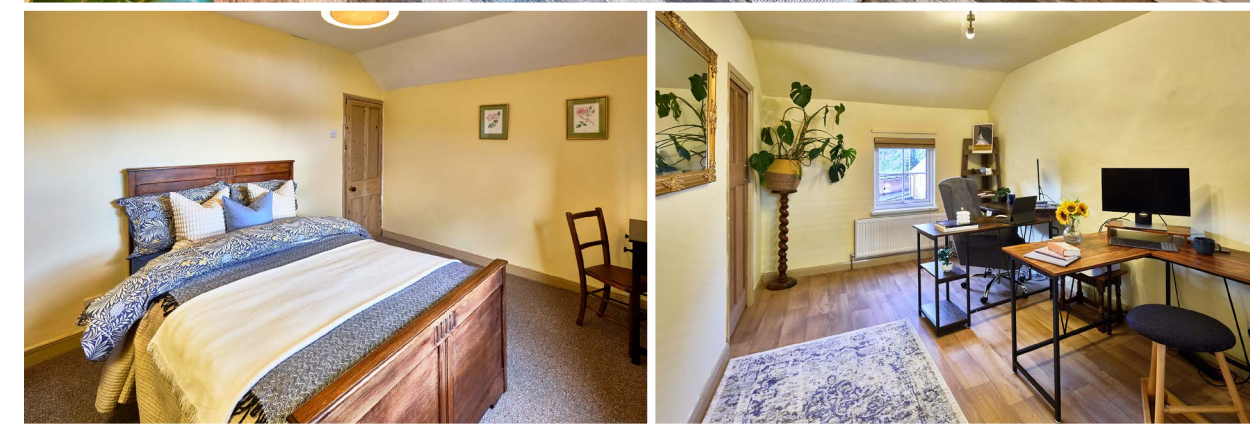
Bedroom two is equal in size and charm, featuring another of the home's signature deep bay windows. Much like the ground floor, characterful touches such as the farmhouse oak doors and chimney breasts add interest to the room.





MORE THAN MEETS THE EYE

The second duo of bedrooms are accessed via the stairs from the dining room, as they remain separated on the first floor due to their position within the former cottage. This unique layout offers a sense of privacy - ideal for use as guest quarters, or for when the children grow and wish to have their own space within the family home. Two double bedrooms - one of which is currently used as the home office - share a further family bathroom complete with a traditional four-piece white suite complete with a corner bathtub and large shower enclosure.





EXTENDED LANDSCAPE

The pretty rear exterior of the house shows off just how light and bright the home is inside with the abundance of white leaded windows. You'll be proud to look back at this beautiful home as you're lounging in the peaceful lawn. Simplistic enough to add your own personal touches, it's surrounded by low-level shrubbery and mature trees and hedges that add some privacy from the neighbouring street. In addition to the main garden and situated in the shadow of the mill is a perfectly private space. A beautiful, secluded spot for a little more privacy, featuring a pagoda and seating area for low level maintenance social space.





FUTURE POTENTIAL

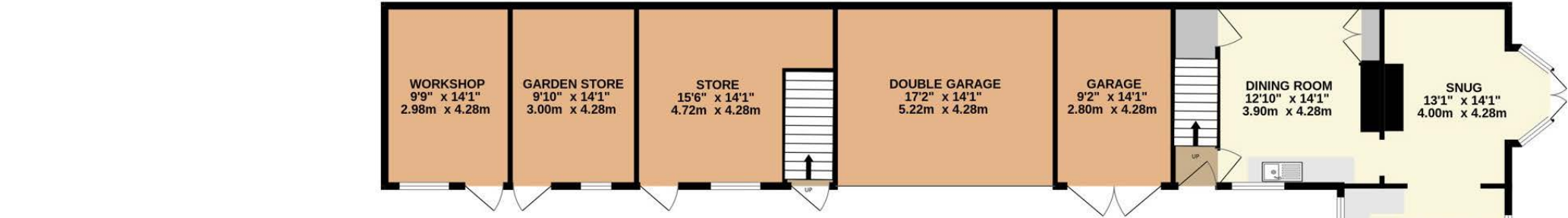
Beyond the reconfigured family home is a future project ripe for renovation. The rectory style brick stables closest to the main road are made up of six individual rooms and garages which could be transformed into further dwellings. The second storey runs the whole length which would make an incredible open plan loft space if renovated to living quarters. Adjoined to this is a workshop which was originally the mill office with many of its original features still in place and where the farmers once gathered to collect their wages. Between the main house and the yard to the mill, there are further outbuildings, garages and a former piggery which have retained all the original characteristics and charm since they were built. These spaces are all currently used for storage but could be adapted to create something extraordinary.



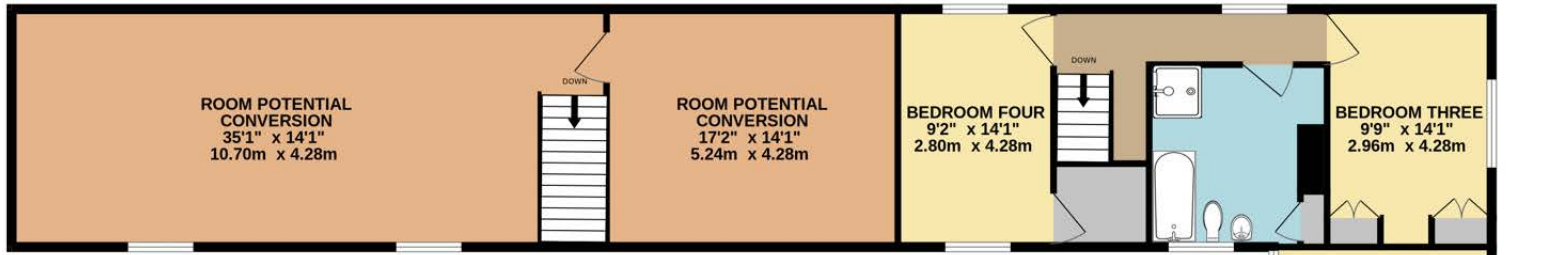
AREA TO EXPLORE

Located in the market town of Pontefract, a wide range of amenities are easily accessible from this property – within walking distance in fact. The town centre offers a busy high street featuring hairdressers, banks, clothes shops, independent cafes and much more. Take your pick of branded supermarkets for the food shop with Asda, Tesco, Morrisons and Marks & Spencer all within reach. For nightlife, cocktail bars, traditional pubs and bistro restaurants are in abundance as well as the Racecourse which offers a fantastic day out in high season. With a choice of primary and high schools including The King's School and Carleton High School, plus the New College for higher education - the children are in a great catchment area here. Pontefract also has three train stations all situated across town with direct routes into many destinations including Leeds, York, Wakefield and a daily direct service into London Kings Cross. Just a short drive away is the M62 which gives you motorway links to Leeds, Liverpool and Manchester plus the Xscape leisure centre at Junction 32 which is full of attractions for the kids including a cinema, bowling alley, soft play activities, high-street and designer clothes stores and a dry ski-slope.





GROUND FLOOR
1878 sq.ft. (174.4 sq.m.) approx.

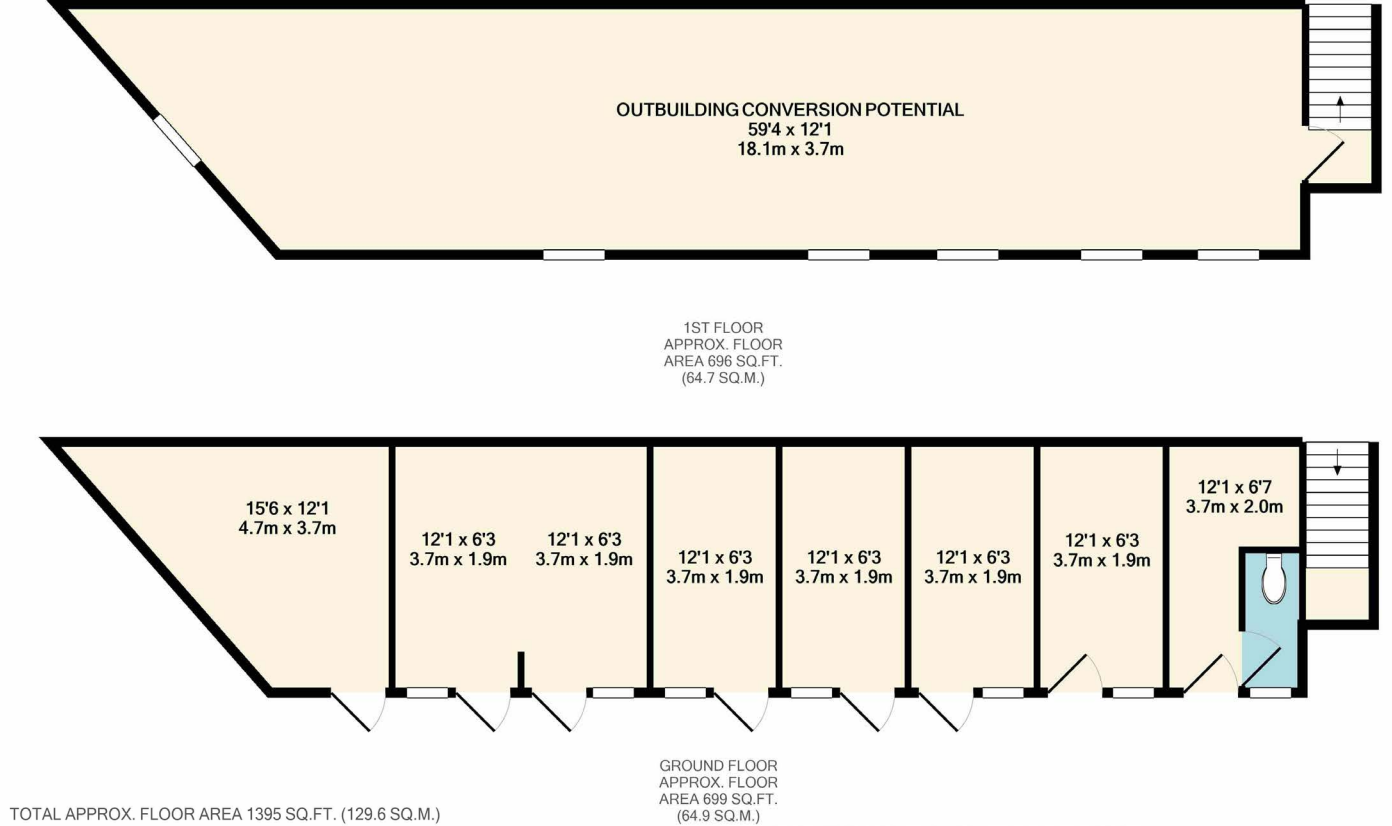
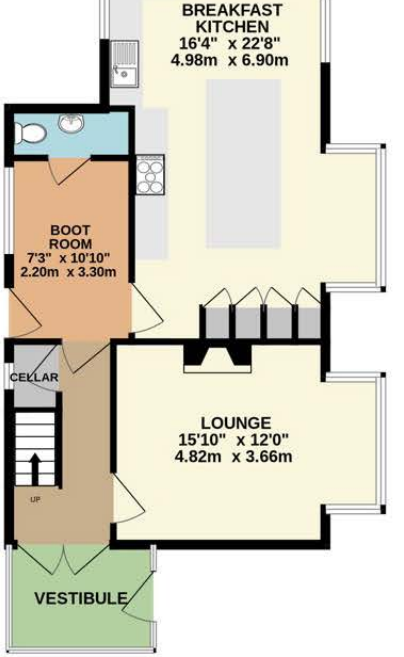


1ST FLOOR
1868 sq.ft. (173.5 sq.m.) approx.

TOTAL FLOOR AREA : 3745 sq.ft. (348.0 sq.m.) approx.

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.

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TOTAL APPROX. FLOOR AREA 1395 SQ.FT. (129.6 SQ.M.)

KEY FEATURES

- Iconic Four Bedroom Home with Historic Dandy Mill
- Grand Vestibule Entrance Wrapped in Stained Glass and Period Detailing
- Vast Country-Style Kitchen Leading Through to Snug Room
- Separate Farmhouse Style Dining Room Ideal for Entertaining
- Lounge with Elegant Décor, Bay Window and Feature Stove
- Dual-Staircase Layout Offering Private Guest or Teenager Quarters
- Spacious Master Bedroom Suite with Versatile Nursery or Dressing Room
- Two Family Bathrooms with Traditional Suites
- Extensive Grounds with Lawned Gardens, Secluded Pagoda and Mature Borders
- Substantial Outbuildings and Workshops Offering Exceptional Conversion Potential
- Freehold Property and Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		



DANDY MILL FARM, WATER LANE, PONTEFRACT, WF8 2JX

 WHAT3WORDS: [daisy.score.coins](https://www.what3words.com/daisy.score.coins)

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