

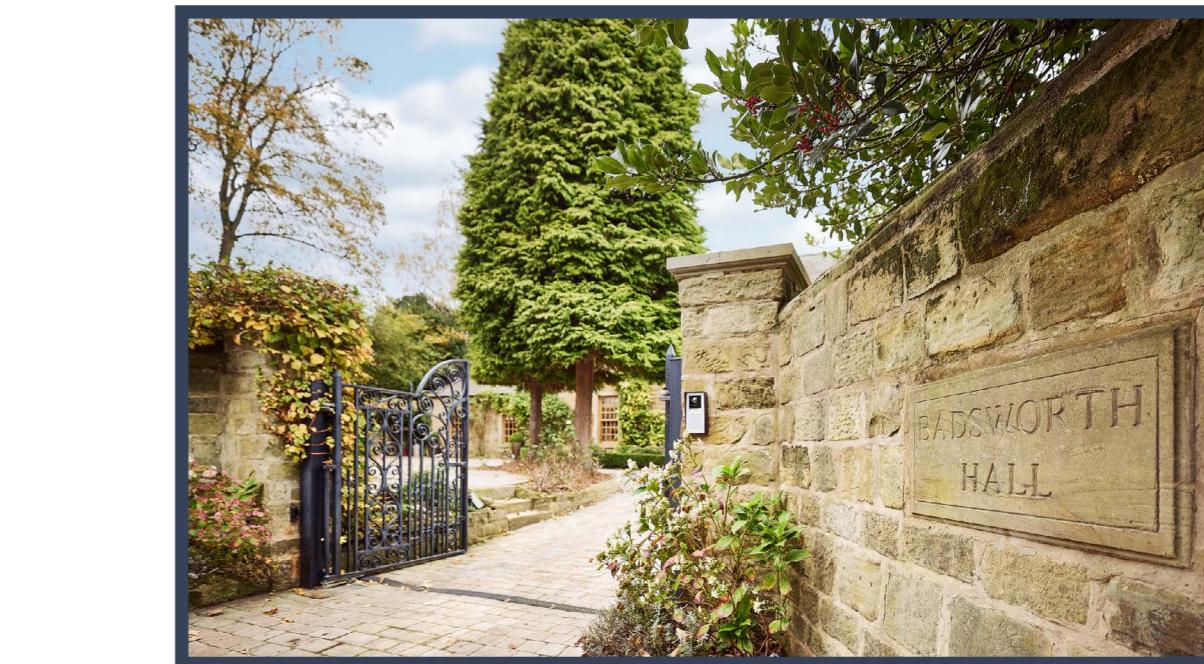
BADSWORTH HALL
MAIN STREET



Nestled comfortably in a prime location, at the heart of the sought-after village of its namesake, is the magnificent Badsworth Hall. This picture-perfect stone manor house dates back to pre-1800s and has undergone a significant modern transformation inside, while retaining its exterior curb appeal and period hallmarks that make it truly unique. Now an immaculately presented four-bedroom family home complete with multiple reception rooms and entertainment spaces. Expect a high specification throughout with no expense spared on design or finishes, for the ultimate example of luxury living. You'll struggle to find a grander entrance than the sweeping paved drive leading up to the arched doorway of this beautiful home.



“I remember as a child when at school we used to run through Badsworth and passed the house and even back then I always said to myself I’d like to own it. It was just luck that it came up for sale when we were relocating back to Yorkshire from London.”



Passing by the treble garage that was added in the mid-2000s, you'll have already noticed some of the historical bearings that have remained throughout the centuries – including the carved gateposts and the original solid oak door that welcomes you into the charming entrance hall.



A stately Welcome

Weathered Yorkshire stone flooring, exposed brickwork and structural pillars tell a story of a house that has hosted many family memories, and the gallery landing allows you to appreciate the light and character of the arched window again from the inside.

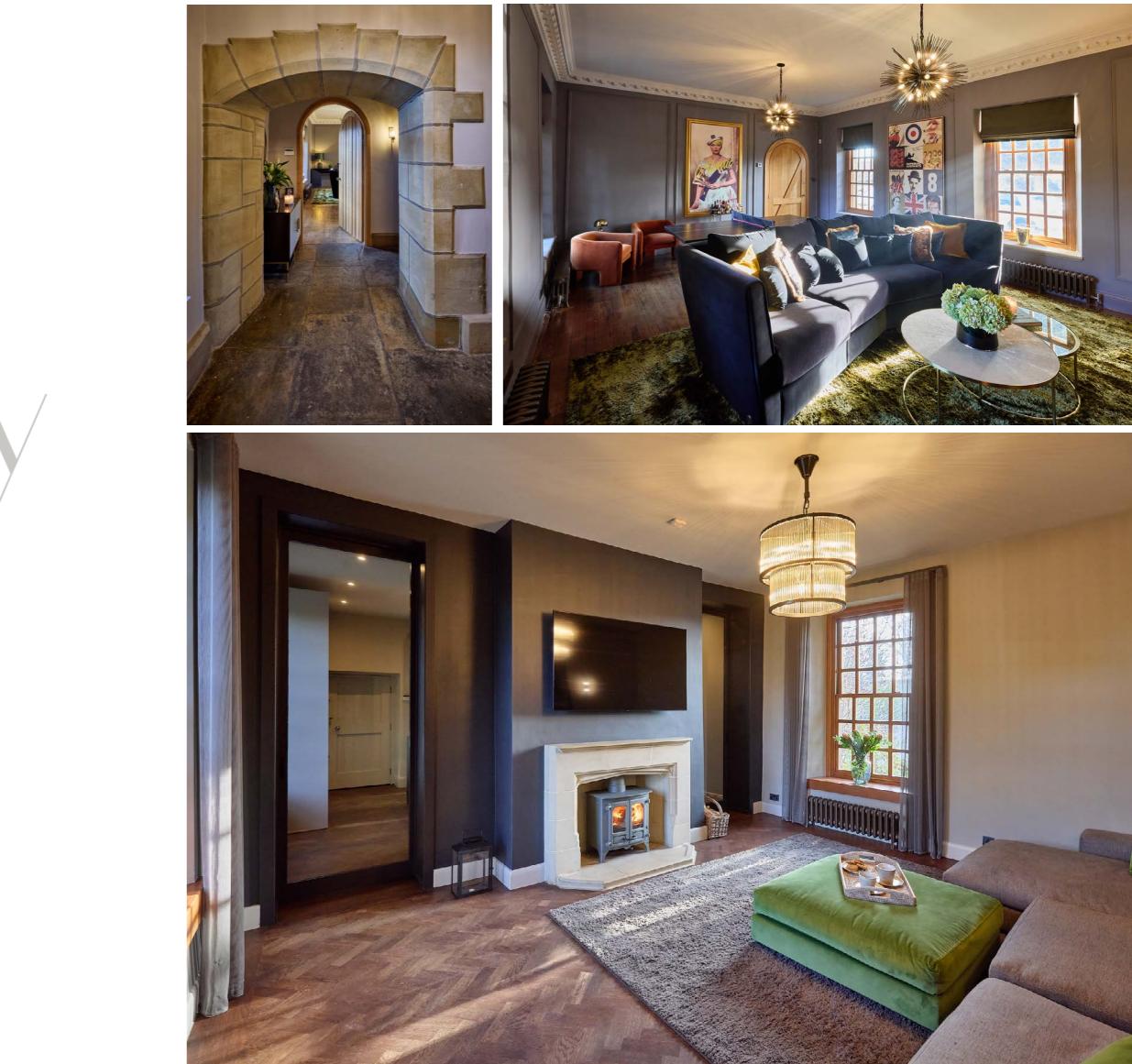
The decorative column radiators and stone floor continue through to the spacious W/C, which features a blend of traditional and modern touches – setting the tone for the rest of the interiors ahead.



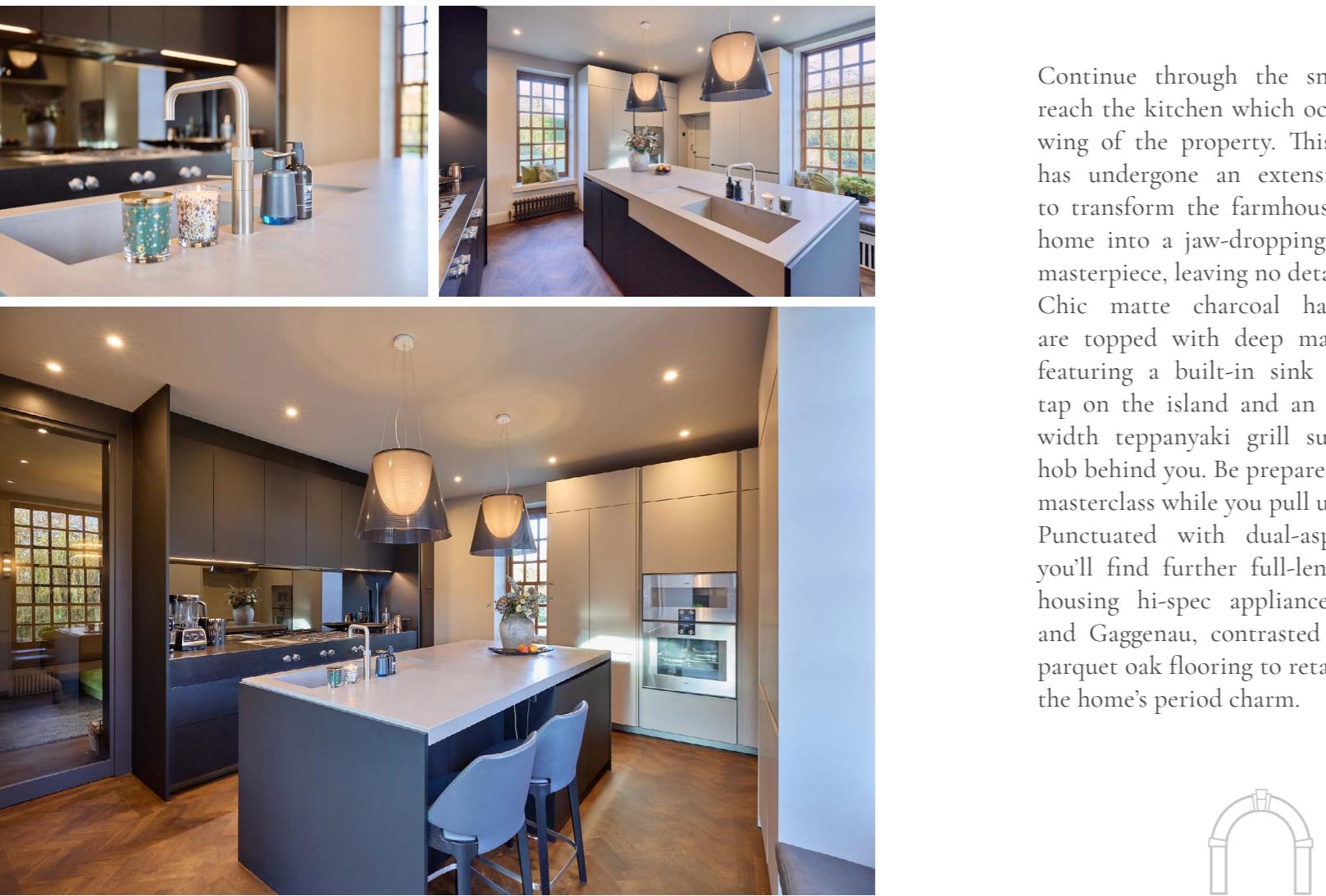


Packed with personality

The lounge and snug are two enviable reception rooms that sit either side of the hallway – each with their own functions but similar in personality – featuring tall ceilings, rustic wooden floors, stunning fireplaces and dual-aspect large sash windows to maximise on light. The lounge is the more spacious of the two and takes the role of the formal entertainment space thanks to its double chandeliers and ornate coving, finished with beautiful panelled walls adding to the stately home feel. The snug is a cosy place to relax in front of the TV, especially in winter when the log burner is simmering.



A Contemporary Masterpiece



Continue through the snug and you'll reach the kitchen which occupies the east wing of the property. This superb space has undergone an extensive renovation to transform the farmhouse heart of the home into a jaw-dropping contemporary masterpiece, leaving no detail untouched. Chic matte charcoal handleless units are topped with deep marble worktops featuring a built-in sink with Quooker tap on the island and an impressive full width teppanyaki grill surrounding the hob behind you. Be prepared for a cooking masterclass while you pull up a stool. Punctuated with dual-aspect windows, you'll find further full-length wall units housing hi-spec appliances from Miele and Gaggenau, contrasted with intricate parquet oak flooring to retain a glimpse of the home's period charm.



Following the L-shaped footprint, the kitchen flows seamlessly into the dining room flooded with natural light from the pitched skylight overhead and full width bi-fold doors that open out onto a raised patio. Concealed beyond this is the utility area housing the laundry appliances, conveniently tucked away from the main hub.

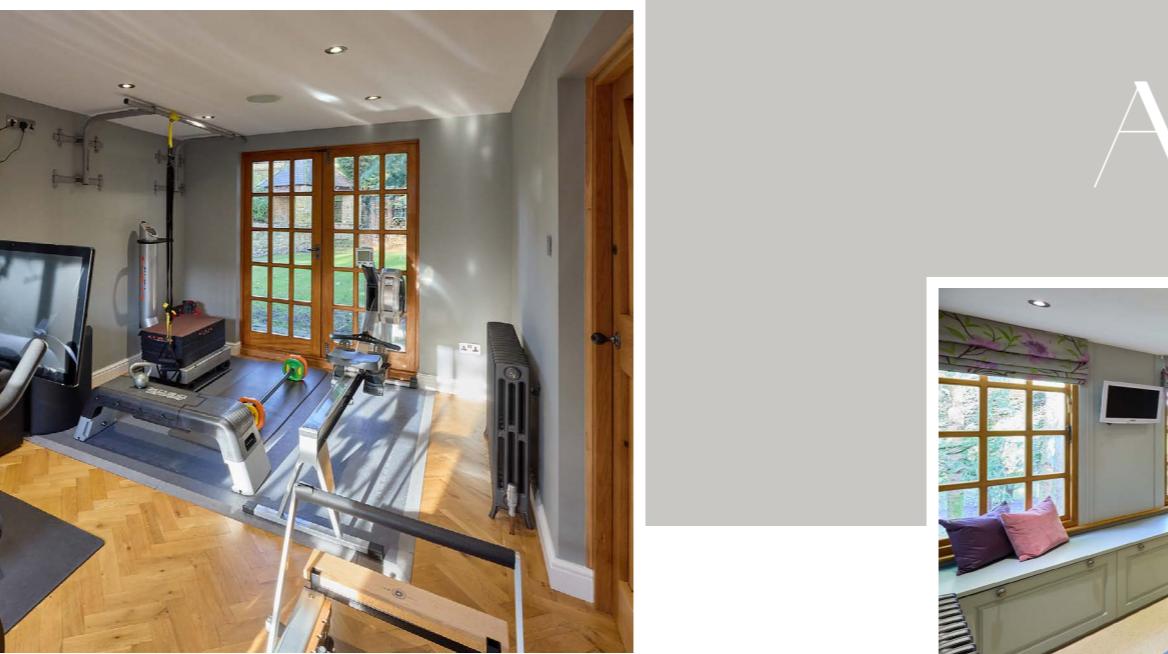
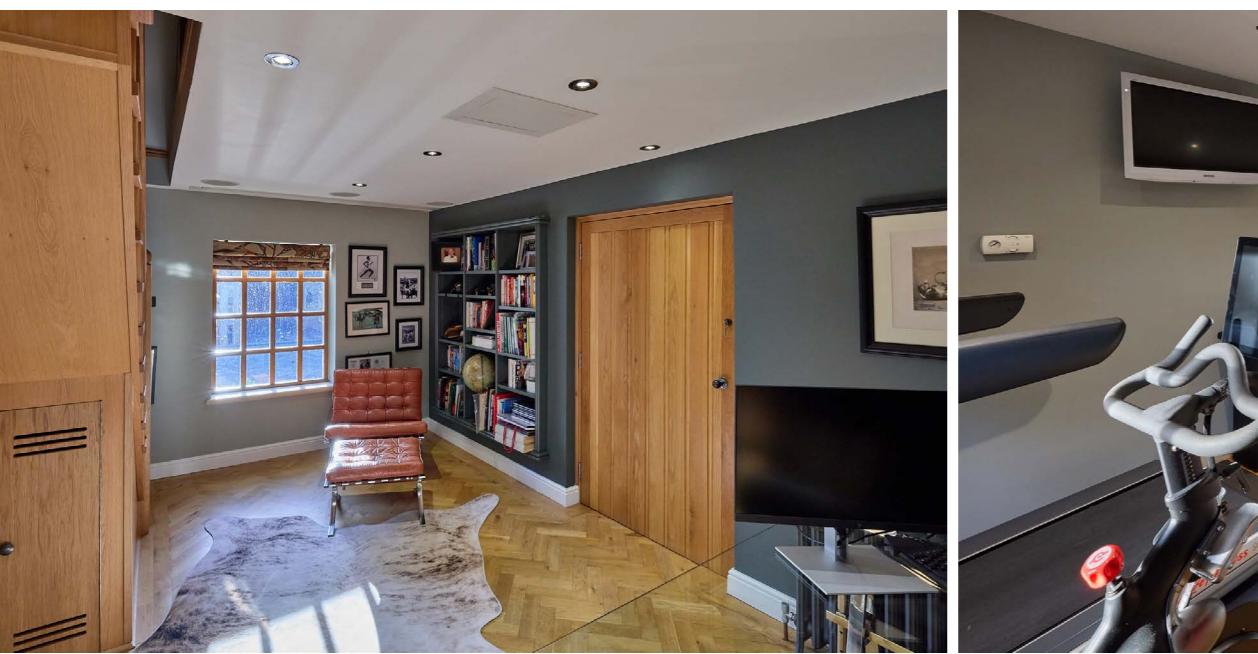


“The previous kitchen design was farmhouse style and we wanted something more contemporary - we love blending modern design with old property character.”



As you turn back to head out through the dining room - don't forget to look down to discover the glass covered wine cellar that has been crafted below floor level into the basement in the style of a spiral staircase. This completely, unique showstopper holds hundreds of bottles of wine at ambient temperature. Once the lid is lifted, you can officially let the dinner parties commence.

A Remarkable Renovation



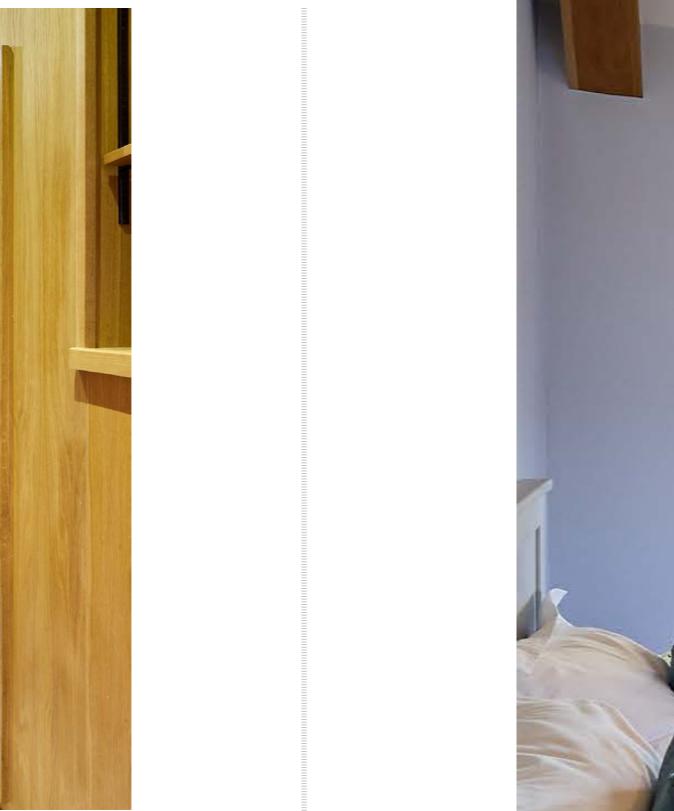
Over in the west wing is a two-storey renovation which has transformed what was once the garage space. On the ground floor with oak parquet floor running through is an award-winning office as judged by interior designers which leads through to a state-of-the-art gym which doubles up as a garden room with French doors that open onto the lawn. Ascend to the first floor via the open staircase in the office where you'll find a stunning guest bedroom with en-suite. This delightful double room oozes cosy countryside charm with its exposed stone wall and beams overhead. Built-in window seat storage offers the perfect place to perch with a book and a minimalistic tiled walk-in shower room ensures you start the day right.





A spacious retreat

The bright and vast master bedroom along with the bathroom next door occupies almost half of the first-floor footprint, offering a spacious retreat boasting ample natural light and high ceilings. Deep oak windowsills and corner beam details punctuate the neutral decor, along with an internal door concealing a large walk-in wardrobe fitted with wooden shelving.



Classy Bathroom Curation



Beyond the next arched doorway along the hallway lies the family bathroom which acts as an en-suite for the master. Completely unique in design, the level of detail is unrivalled from the hand-picked Lake District slate floor to the quirky yet traditional 'Thomas Crapper' toilet.



High gloss marble wall tiles surround the room, contrasting against the brushed steel wash basin and focal freestanding bathtub, which will be the highlight of your evening when you come to relax.

Ample doubles for the children

Bedrooms two and three sit side by side above the lounge – both generous doubles, each with their own modern en-suite shower rooms for ultimate comfort and privacy. Bursting with character and personality, you'll find decorative radiators as standard, two windows and ceiling beams yet modern practicalities have also been considered with storage and workspace options installed in both rooms.







Grand grounds

The property sits on approximately a third of an acre in total with a true manor house garden to admire at the rear. Designed to be split into two zones, the entertainment patio leading off the kitchen hosts a large seating area for al fresco dining with a sunken fire pit below for when dusk arrives.

An immaculate lawn maintained by a full irrigation system offers a peaceful and private haven for the children to play, surrounded by mature trees that have conservation protection. Despite the scope of outdoor space on offer, there's a quaint farmhouse feel at every turn thanks to details such as the original stone wall boundaries, wooden gates leading to the orchard and carefully curated abundant flower beds at the front and rear.

“There are various areas of the garden to enjoy – it’s like a private sanctuary.”





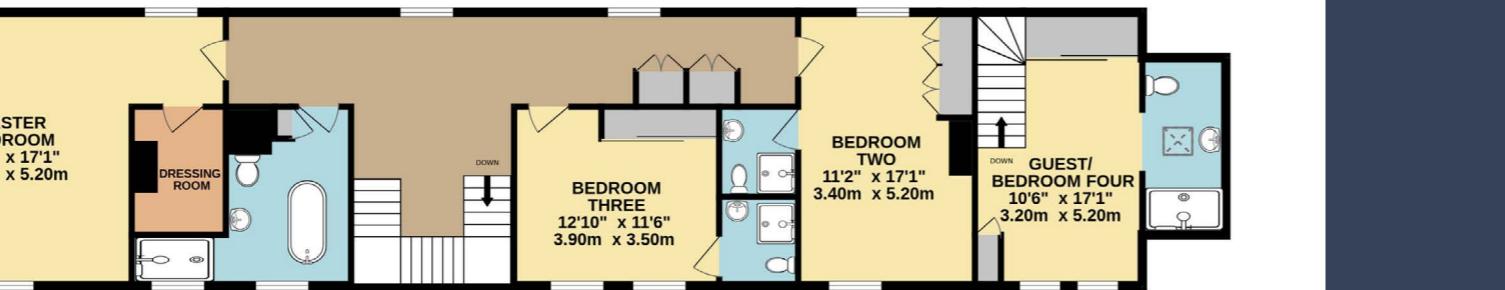
Area to Explore

The picturesque village of Badsworth is surrounded by Yorkshire's famous countryside boasting panoramic views and scenic walks as well as a strong community spirit. Famous for its 14th century St Mary's Church having been referenced in the Domesday Book, the village is also part of a conservation area with a highly rated primary school at the heart and Rogerthorpe Manor within walking distance, serving great food throughout the week. Also nearby is the bustling village of Ackworth. This is all the conveniences of a small town including a public library, doctor's surgery and dentist, supermarket and convenience stores, plus multiple pubs serving restaurant food and a tearoom above the gift shop. This home's 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's Nostell Priory, Pontefract racecourse, Wintersett Country Park and Farmer Coopey's family farm.





1ST FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA : 3065 sq.ft. (284.7 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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Key Features

- Four Bedroom Exclusive Manor House
- Luxurious Fittings and High Specification Throughout
- Seamless Blend of Character and Contemporary Design
- Lounge, Family Room, Office and Garden Room/Gym
- Spectacular Kitchen and Dining Room with Bi-Folding Doors, Feature Wine Cellar and Utility Area
- Spacious Master Bedroom with Dressing Room and Dual-Apect Windows Providing Beautiful Views
- Modern En-suite Shower Rooms to all Remaining Double Bedrooms
- Expansive Block Paved Driveway and Triple Garage for Multiple Vehicle Parking
- Landscaped Garden having Large Lawn to Rear with Vegetable Plot, Sunken Seating Area with Firepit and Seating Area for Entertaining
- Freehold Property and Council Tax Band G



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/// WHAT3WORDS: animal.allows.atlas



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Pontefract, West Yorkshire, WF8 1BN

