



6 Bed
House - Detached
located in Pontefract

£1,000,000



South Lawn Wakefield Road
Pontefract
WF8 4HA



Lead In

An Exceptional Detached Residence Set Within Magnificent South-Facing Grounds

A Rare Lifestyle Home with Outstanding Residential and Future Potential

South Lawn is a home of remarkable presence, privacy and possibility. Set behind its own private approach and nestled within beautifully established south-facing grounds, this substantial detached residence offers an exceptional opportunity to acquire a property of true distinction in one of the area's most convenient and well-connected settings.

From the moment of arrival, South Lawn delivers a sense of exclusivity. A private sweeping driveway draws you through the grounds and into an enviable setting that feels wonderfully secluded, while still enjoying close proximity to the town centre and excellent transport connections. The approach alone sets this home apart, creating a first impression of elegance, space and privacy.

The house itself is a substantial five/six-bedroom detached home, offering beautifully proportioned accommodation designed to suit both modern family life and refined entertaining. Finished to an impressive standard throughout, the property combines the warmth and character of a traditional home with the comfort and finish expected of contemporary luxury living.

At the heart of the home is a wonderful sense of light, scale and flexibility, with generously sized reception and bedroom accommodation allowing the property to adapt effortlessly to the needs of its next owners. Whether utilised as a grand family residence, a multi-generational home or a lifestyle-led retreat, South Lawn offers the rare balance of immediate quality and long-term opportunity.

The true centrepiece of this remarkable home is its magnificent south-facing garden — a beautifully private outdoor setting that offers both tranquillity and tremendous visual impact. The scale of the grounds is exceptional, creating a setting rarely found so close to excellent local amenities and commuter links. This is outdoor space that not only enhances the home, but elevates the entire lifestyle it offers.

In addition to its outstanding residential appeal, South Lawn also presents an exciting and highly unusual opportunity for further vision

and development. The current owners have already secured approved planning permission for an architect-designed spa concept, with initial works already commenced. With a complementary hotel positioned adjacent, the setting and vision are naturally aligned for a luxury wellness, hospitality or lifestyle-based continuation, subject of course to buyer requirements and any future consents.

For purchasers with imagination, ambition or entrepreneurial flair, this aspect of the property opens the door to something truly special. A significant amount of the planning, preparation and initial investment has already been undertaken, creating a compelling proposition for anyone looking to combine an exceptional home with a unique business or lifestyle opportunity.

Beyond this, the wider site and position may also offer additional possibilities, and further details can be discussed with genuinely interested parties.

Perfectly positioned on the outskirts of the town centre, the property enjoys immediate access to a wide selection of independent amenities, schools, restaurants, bars, transport links and nearby train stations, ensuring that this home is every bit as practical as it is impressive.

Offered to the market with no onward chain, South Lawn represents a rare chance to acquire a home of substance, elegance and exceptional potential.

A home of this calibre is seldom available.

Private viewing is essential to appreciate the scale, setting and opportunity on offer.

Ground Floor

Hallway
18'4" x 14'8"

Timber crafted bespoke staircase leads to the first floor. Access to the downstairs WC, reception room and the living room. Wood flooring. Central heated radiator. UPVC windows to the front and side elevations.

WC
6'2" x 2'11"

WC with low level flush. Wash hand basin with gold effect stainless steel tap. Wood flooring. UPVC frosted windows to the front and side aspects.



Reception Room

10'10" x 12'10"

With access to the sunroom. Wood flooring. Central heated radiator. UPVC window to the sunroom.

Sunroom

9'2" x 11'3"

Access to the living room. UPVC French door giving access to the rear. UPVC windows to the front, side and rear elevations. Tiled flooring.

Living Room

17'10" x 29'6"

Feature fireplace with hearth and surround. Character beams. UPVC patio doors giving access to the side of the property. Partially carpeted and wood flooring throughout. Central heated radiators. UPVC windows to the rear.

Kitchen / Living Area

24'5" x 16'3"

Range of high and low level kitchen worktops in shaker style with breakfast bar. One and half bowl sink with drainer and chrome tap. With space for a dishwasher, American style fridge/freezer and cooker. Integrated extractor hood. Character beams. Access to the hallway. Partially carpeted and tiled flooring throughout. Central heated radiator. UPVC window to the front and rear elevations.



Hallway

5'1" x 4'5"

Tiled flooring. Access door to the rear.

Lounge

23'11" x 21'6"

UPVC double French doors to the front. Wood flooring. UPVC window to the rear.

Utility Room

6'3" x 5'10"

Stainless steel sink with drainer and stainless steel tap. Option to reconnect plumbing for washing machine. Tiled flooring.



South Lawn Wakefield Road, Pontefract, WF8 4HA

WC

6'3" x 3'5"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled flooring.

Hallway

10'1" x 12'12"

UPVC double French doors to both the front and rear elevations. Tiled flooring. Access to the reception room.

Reception Room

24'6" x 25'11"

Carpeted throughout. Central heated radiator. UPVC windows to the front and rear elevation. Access door to the side elevation.

First Floor

Landing

21'9" x 10'8"

Spiral staircase leading to the second floor. Access to four bedrooms. Wood flooring. Central heated radiator. Character beams. UPV window to the front.

Bedroom One

17'9" x 13'3"

Access to en suite. UPVC door giving access to the wrap around balcony. Built in wardrobes for storage. Carpeted throughout. Central heated radiator. UPVC windows to the side and rear elevation.

En Suite

11'7" x 8'1"

White suite comprising of panel bath with jets and chrome tap. Jack and Jill vanity with chrome taps. Shower cubicle with mains feed shower. WC with low level flush. Full height wall tiling and tiled flooring. Extractor fan. Central heated chrome towel rail. UPVC frosted window to the side elevation.

Bedroom Two

11'5" x 22'

Carpeted throughout with partially tiled area with a freestanding bath tub. Skylights looking to the rear elevations.

Bedroom Three

17'8" x 12'11"

Shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. Chrome central heated towel rail. Access to WC. Character beams. Carpeted throughout. Central heated radiator. UPVC widow to the front.

WC

5'7" x 2'6"

WC with low level flush. Extractor fan. Carpeted throughout.

Bedroom Four

14'5" x 9'10"

Access to en suite. Built in wardrobe and storage. Carpeted throughout. Central heated radiator. UPVC window to the rear.

En Suite

6'11" x 5'11"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. UPVC frosted window to the rear elevation.

Bedroom Five

10'6" x 11'6"

Access to en suite and bedroom two. Carpeted throughout. Central heated radiator. UPVC window to the front.

En Suite

6'11" x 6'12"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Shower cubicle with mains feed shower. Extractor fan. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. UPVC frosted window to the rear.

Second Floor

Bedroom Six

13'7" x 46'5"

Character beams. Carpeted throughout. UPVC windows to both side elevations.

Development Potential

The current owners have obtained full planning permission the change this home into a luxury spa facility. Floorplans and drawings are available upon request.

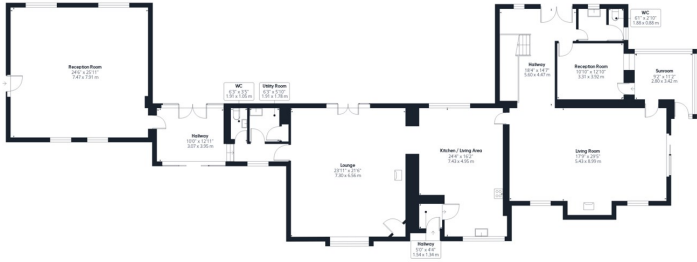
External

An impressive and highly individual detached residence set behind a large gated entrance, offering exceptional privacy and a striking approach. The property is accessed via a substantial block-paved driveway, providing ample off-road parking for multiple vehicles.

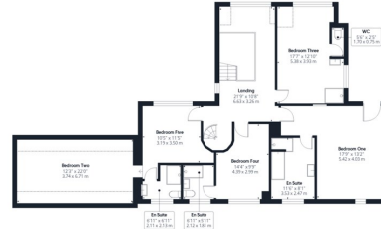
Externally, the home enjoys beautifully maintained and generously sized gardens, predominantly laid to lawn and thoughtfully landscaped to create a peaceful and versatile outdoor space. Paved terraces provide ideal spots for outdoor entertaining, while mature trees, hedging, and well-stocked borders enhance both privacy and visual appeal.

The grounds extend around the property, offering a wonderful sense of space and seclusion, perfectly suited for family living and entertaining alike. The combination of manicured lawns, established planting, and defined pathways creates a picturesque setting, complementing the characterful exterior of the home.

This is a rare opportunity to acquire a substantial detached property with extensive driveway parking, garage facilities, and impressive gardens, all set within a private and enviable plot.



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

4918 ft²
457 m²

Reduced headroom

285 ft²
26.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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