4 Bed

House - Detached

located in

Pontefract

Offers In Excess Of
£425,000

enfields

Southgate
Pontefract
WF8 1QJ

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Lead In
Set on the edge of the historic Pontefract Castle grounds, this truly distinctive home presents a rare opportunity to own a property with a remarkable connection to the area's past. Once forming part of the Castle itself, the property is surrounded by mature woodland and original stone boundary walls, with the garden nestled beneath the Castle grounds to create an exceptionally private and characterful setting.

Offering generous and versatile accommodation arranged over two floors, the property features two bedrooms on the ground floor and a further two bedrooms on the first floor. This flexible layout is ideally suited to families, multi-generational living or buyers looking for the convenience of ground-floor bedroom accommodation. Three spacious reception rooms provide plenty of room for entertaining, relaxing and everyday family life.

Outside, the property is equally impressive. Double entrance gates open onto a private driveway, enhancing the sense of seclusion. There are also useful outbuildings, a garage with a roller door currently utilised as a gym, together with an additional separate garage, providing excellent storage, parking and flexible-use space.

Despite its wonderfully tucked-away position, the property remains conveniently located for Pontefract town centre, the Castle grounds and a wide range of local amenities. Shops, schools, bus routes and rail connections are all within easy reach, while excellent access to the motorway network makes the location particularly convenient for commuters.

Beautifully presented throughout, this exceptional home combines history, character, space and practicality in a setting unlike almost anything else in the area. Properties offering this level of individuality and such a fascinating historical connection rarely come to the market, making this a genuinely unique opportunity.

Entrance Hall
6'7" x 8'
Access to living room diner, kitchen, both ground floor bedrooms and the shower room.

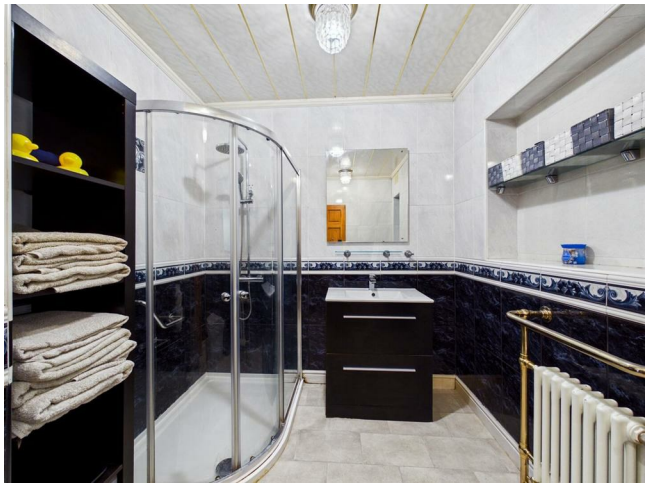
Living Room Diner
19'8" x 11'4"
Multi fuel burner set in the chimney breast with wooden mantle above and a tiled hearth. Beams to the ceiling. Two central heated radiators. Steps leading up to a dining area with two further central heated radiators. Three aluminium glazed windows looking to the front of the property, further double glazed window looking out to the rear.

Boot Room
9'6" x 13'6"
A reception room suitable for a variety of uses with stairs leading down into the gym.

Kitchen
16'5" x 15'7"
Country style kitchen with a range of cream shaker style based units and breakfast bar. Ceramic one and a half bowl sink with brushed steel mixer tap. Complementary worktops with space for a range style cooker. Black range master cooker hood. Tiled splash back. Space for a fridge freezer. Wood effect flooring. Central heated radiator. Composite door giving access to the rear. Double glazed windows to the rear.

Bedroom One
14'1" x 11'5"
A light airy room with five separate double glazed windows. Three Built in storage cupboards. Central heated radiator.

Bedroom Two
11'1" x 8'12"
Dual aspect double glazed windows. Built in storage cupboard central heated radiator.



Shower Room
9'5" x 7'5"
Large quadrant shower with waterfall head. Wash hand basin set in vanity unit with chrome mixer tap. WC with low level flush. Complementary full height wall tiling. Extractor fan. Vinyl flooring. Contemporary radiator. Double glazed frosted window to the rear.

Landing
11'8" x 12'9"
Landing with two double built-in storage cupboards. Two double glazed windows looking out to the front of the property. Access to two bedrooms and shower room.

Bedroom Three
10'1" x 19'5"
Double glazed window looking out to the front of the property and dual aspect VL style windows. Double panel central heated radiator.

Bedroom Four
17'3" x 7'9"
Built in storage cupboard. Double glazed window looking out to the front of the property. Central heated radiator.

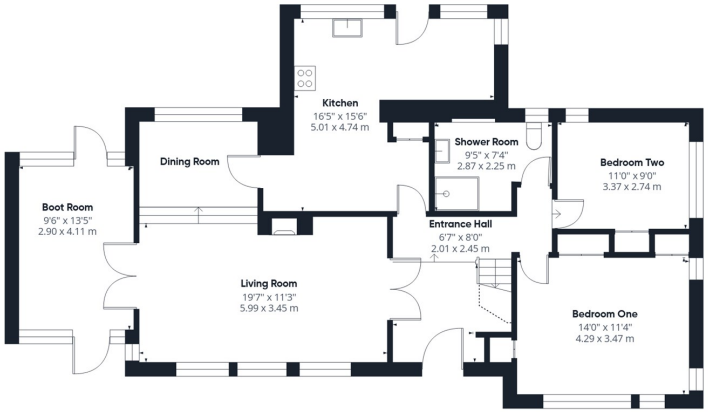
Shower Room
9'5" x 7'3"
WC with low level flush. Pedestal wash basin. Built-in shower cubicle with Myra Electric shower. Full height wall tiling. Tiled flooring. Double panel central heated radiator. Frosted double glazed Velux style window.

Gym
18'3" x 15'7"
UPVC double glazed French doors leading into the gym. Two glazed windows either side of the doors. Currently set up as a gym but would serve for a variety of uses.

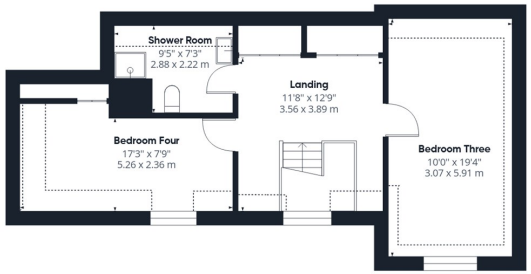
Garage
15'9" x 17'5"
Garage with up and over door single garage and storage space to the side this is attached to the gym.

External
The property is accessed via double wooden gates opening onto a block-paved frontage, currently arranged with a square of artificial lawn forming a practical outdoor gym area.

The gardens are predominantly paved for ease of maintenance and versatility. There is an animal house, presently used for keeping chickens, along with a pergola providing a sheltered entertaining space. A further patio area features a separate pergola with artificial grass laid beneath, creating an additional seating or leisure area. Steps lead down to a useful basement storage space. To the side of the property, there is a tiered decked patio area, while steps lead up to a predominantly concrete section where a garden shed is positioned in the corner.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

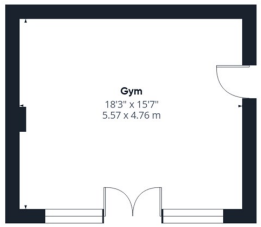
2193 ft²

203.8 m²

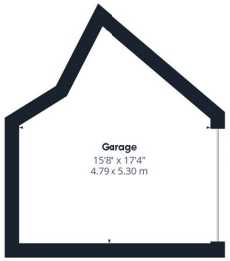
Reduced headroom

113 ft²

10.5 m²



Floor 0 Building 2



Floor 0 Building 3

(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.

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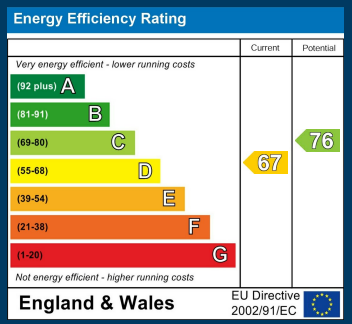

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