



ARUNDEL HOUSE



## TRADITIONAL LAYOUT WITH MODERN LIVING

Here lies a rare opportunity to purchase a slice of 18th century history in the beating heart of the sought-after West Yorkshire village of Ackworth. Arundel House – aptly named after Major Arundel, the local coroner and governor at the famous Ackworth Quaker School – was once a home to army officers. Today, it stands as a charming five bedroom stone detached property, complete with a barn conversion annexe and a luxury studio gym. With a prestigious exterior and iconic blue front door full of curb appeal, a private entrance is also concealed beyond wrought iron gates beneath the arch from the roadside, leading to a sweeping courtyard driveway and private garden. Wonderful period features including tall ceiling and original timber beams are among the hallmarks of the home's era, and the interiors are immaculately presented throughout to suit modern family living.





The traditional layout of the ground floor set around a central hallway and turned staircase has four substantial and almost symmetrical reception rooms leading off it. The largest of the four spaces combined is the kitchen and separate utility room, which is and always would have been the heart of the home. Freshly painted navy cabinetry surrounds the room, concealing integrated appliances and a double wall-mounted oven. Bespoke cupboards and shelving have been created to fill the original alcoves, while retaining the characterful footprint and shape of the walls. The whole space oozes modern country charm, set around a central island which serves as a social gathering spot for morning coffees and evening homework.

Low maintenance surfaces include tiled flooring and granite worktops, softly illuminated with ceiling spotlights. The vast utility next door is the size of a large bedroom and serves primarily as a laundry room, with the original pulley drying rack retained as a reminder of the home's heritage. A wide window was added in recent years to draw light into the once working scullery room, which has the space and potential to be utilised as a boot room, home office, or simply for additional pantry storage. A second staircase is also tucked away in the rear hallway which leads to the flyover connecting the annexe to the main property.





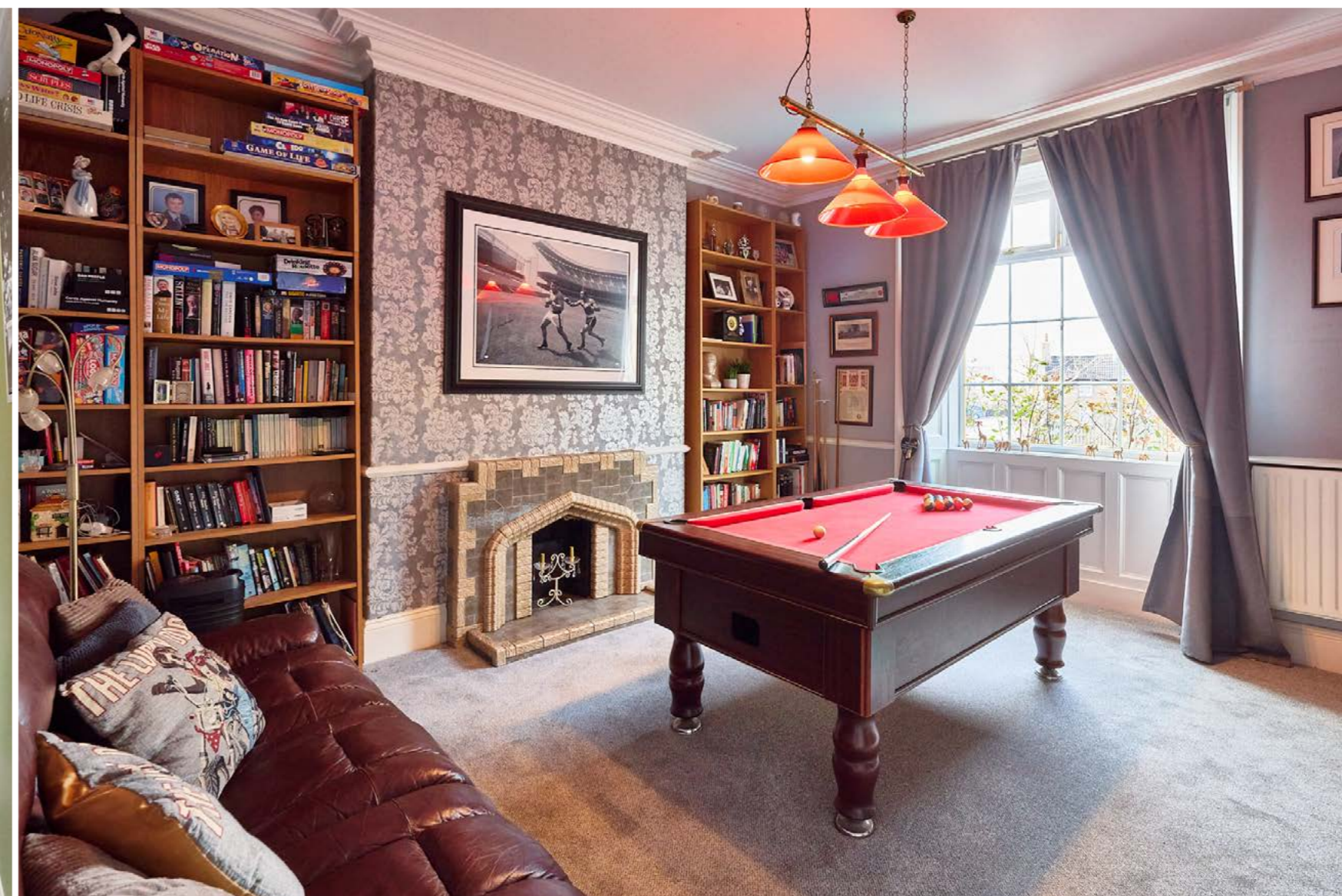
## RELAX & REST

The dual-aspect lounge is a typical example of a Victorian sitting room, featuring tall ceilings and intricate woodwork synonymous with the era. The marble fireplace is a stunning central focal point. The beautiful full height bay adds a wow factor to this tastefully decorated space, complete with a bespoke panelled window seat to while away the afternoons with a good book. A set of French doors lead out to the garden, flooding the room with light all day. In a house so many centuries old, you'll be surprised and delighted to find modern luxuries that have been carefully added through the years – including the ground floor shower room. Immaculately presented with an oak finish and polished white goods, it's a perfect addition to make family life as convenient and comfortable as it should be.



## STATEMENT SPACES

Across the hallway, the front facing dining room offers the same charm and excitement with its characterful features. The unique arched alcoves have been fashioned into additional seating spots and the traditional 1920's style chandelier which once illuminated the games room has been hung here for soft evening light. Two large windows ensure the space is bright and airy in the day, and with space for a large table, you're sure to make many happy memories hosting special occasions here. The final reception room in the fourth quarter of the ground floor is the games room – with the same proportions as the dining room, making these spaces ultra versatile and interchangeable to evolve with your family. Currently used as intended with a full-sized pool table as the main attraction, this the perfect spot to relax and have some fun after dinner. Bespoke built-in bookcases maximise the space in the alcoves, either side of the original 1920's tiled fireplace which remains as a nod to the period heritage.





## EXPLORE THE REST

Ascend to the first floor via the stunning staircase and straight ahead you'll find the master suite. Oak vinyl flooring and mirrored sliding wardrobes add function and practicality, keeping the entrance clutter free ahead of the main bedroom area which is large enough for a super king-sized bed. In a past life this vast area was the servant's room, set above the scullery. Today, it's a beautiful open space full of natural light owing to four dual-aspect windows, complete with an en-suite shower room and additional walk-in wardrobe.





The rear-facing second bedroom boasts an expansive floor space and a second en-suite complete with a large walk-in shower enclosure and vanity unit housing the basin and WC. Modern amenities such as the air-conditioning unit – as present also in the Master suite – are contrasted with the period panelled window detailing and tall ceilings which add a sense of grandeur throughout the property. Bedroom five – a slim space perfect for a home study or nursery – is sandwiched between the third and fourth equally proportioned front facing large doubles. All three of them feature upgraded triple glazed windows owing to their position on the roadside. Both of the double bedrooms have the same high ceilings, inset panelled window frames and retain the shape of the chimney breasts, adding to the whimsical charm.





## MODERN MONOCHROME BATHROOM

The stylish family bathroom completes the first floor of the main property, conveniently situated at the top of the stairs. Tiled from floor to ceiling in a minimalistic monochrome theme featuring a three-piece white suite comprising a wide bathtub with curved screen and shower overhead, plus a built-in vanity unit housing the basin and W/C.

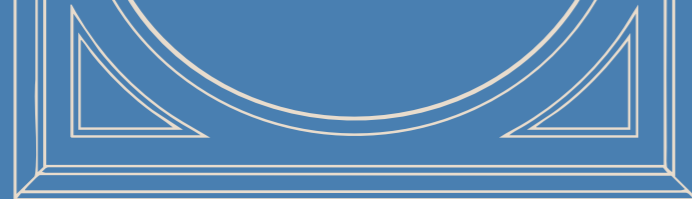




## CONNECTED SPACES

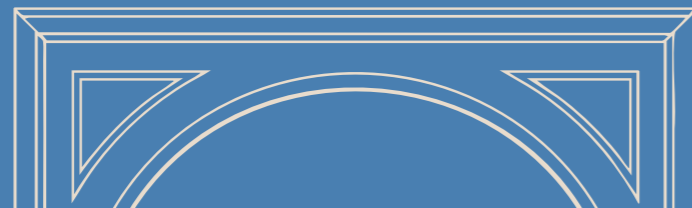
The once dilapidated outbuildings have been sympathetically converted to a stunning annexe – connected to the house via the flyover bridge that sits above the entrance gates. More than just an elevated corridor, this unique curved ceiling passageway takes the form of a reading room – a perfectly tranquil spot with windows either side that would be ideal for studying. Prepare to be wowed as you step through the door and into the primary home office with its imposing timber beams adorning the vaulted ceiling. Within this magnificent L-shaped space with rustic oak flooring flowing seamlessly throughout, you'll find a modern shower room and an incredible studio gym that began life as a chicken coop barn. External access is offered from both rooms, leading you back down the central block-paved courtyard where you'll next discover the entrance to the annexe.





## LUXURY RENOVATION

Below the gym, additional living accommodation can be found in the footprint of the old pigsty which is equally bursting with character and features the original timber beams in the lounge. This is a perfect self-contained hideaway cottage for guests. The floorplan is divided into separate zones with a contemporary white kitchen and open-plan sitting room, a large carpeted double bedroom and modern en-suite shower room.





## PEACEFUL OUTDOORS

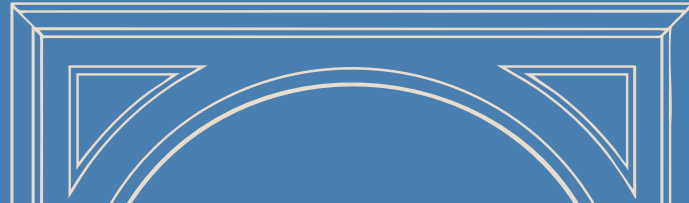
The entirety of the plot is deceptively large, and beyond the barn conversion you'll discover a private rear garden with a secure boundary, plus an additional secluded side garden set around a mature magnolia tree. The position of the underpass archway naturally creates a perfect space for an undercover outdoor dining area – which comes in handy when the rain appears midway through a BBQ. The main garden is largely laid to lawn with apple trees around the edges, offering an open space for children to play. The block paved drive continues through the passage to form a path around the property and ends with a corner patio seating area - bordered by the original stone gateposts.





## AREA TO EXPLORE

The property is situated in High Ackworth which is particularly well regarded for its characterful and historical architecture. Ackworth as a whole is a large, vibrant and friendly village with a buzzing community feel and a huge choice of pubs and restaurants all within walking distance. Families can benefit from the conveniently placed Ackworth independent boarding school (formerly known as the Quaker school) for children aged between two and 18, plus three additional primary schools that serve the village. Having all the calm and beauty of rural landscape and beautiful walks on your doorstep, there are also excellent local amenities befitting of a town including a Co-op supermarket, independent coffee shop, Post Office, doctor's surgery, beauty salons and two petrol stations. Commuters are well placed for local travel networks and public transport. The A1 and M62 motorways are both approximately 10 minutes away. Leeds city centre can be reached by car within around 30 minutes and Wakefield in 20 minutes. The property also lies within easy access of Doncaster, York and Sheffield, all accessible from the local train stations in either Pontefract or Fitzwilliam. For history and nature lovers, Nostell Priory, an 18th-century country National Trust house with parklands, gardens and an adventure play park is a 10-minute drive away.

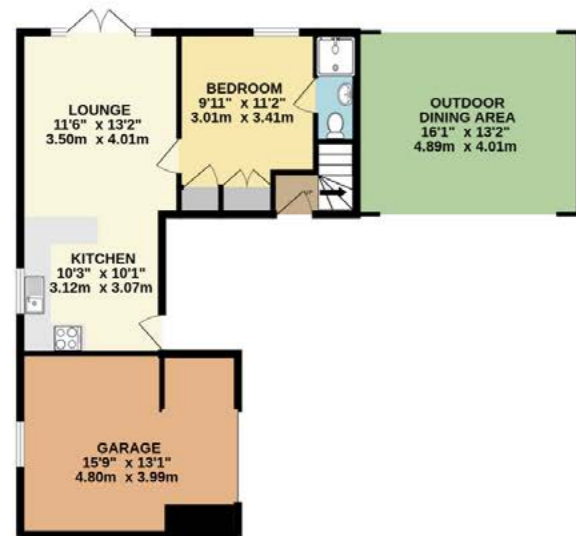




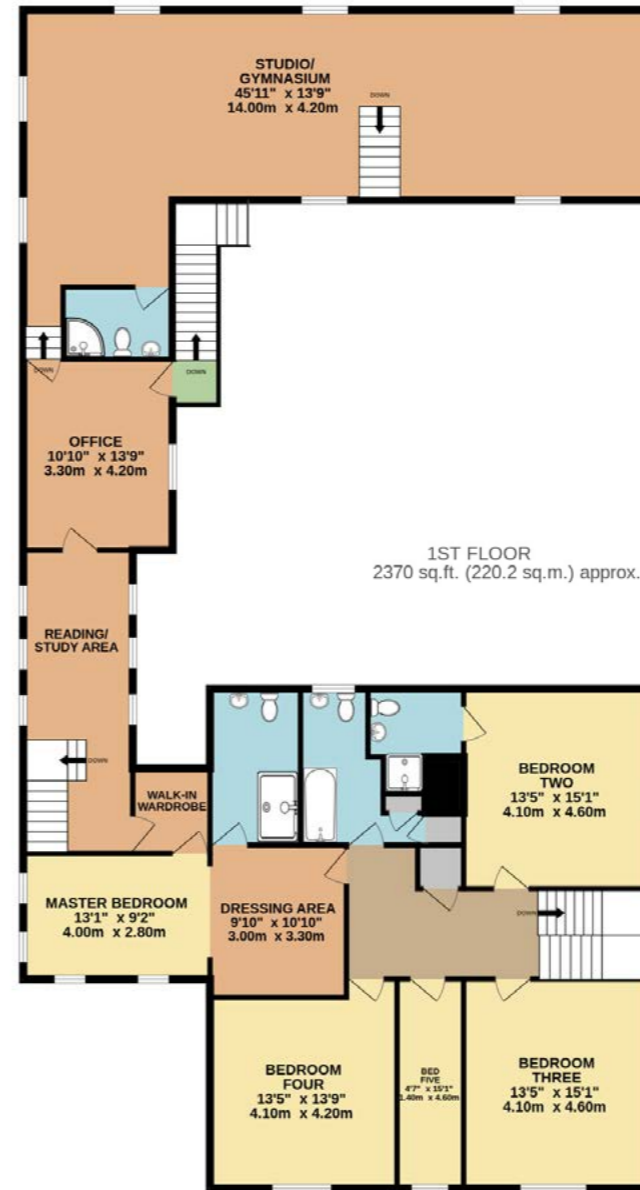
## KEY FEATURES

- Five Bedroom 18th Century Stone Detached Home
- Character Features Throughout Including High Ceilings and Original Beams
- Elegant Dual-Aspect Lounge with Marble Fireplace and Full-Height Bay Window Seating
- Bespoke Country-Style Kitchen with Central Breakfast Island
- Versatile Reception Rooms Arranged Around a Traditional Central Hallway
- Luxurious Studio Gym and Home Office with Vaulted Ceilings and Exposed Timber Beams
- Master Bedroom with Dressing Area and En-Suite Shower Room
- Beautifully Landscaped Gardens with Mature Trees, Lawn and Sheltered Outdoor Entertaining Area
- Sympathetically Converted Annexe Offering Self-Contained Guest Accommodation
- Impressive Courtyard Driveway Accessed via Wrought Iron Gates with Private Archway Entrance
- Freehold Property and Council Tax Band F

OUTBUILDINGS  
619 sq.ft. (57.5 sq.m.) approx.



GROUND FLOOR  
1435 sq.ft. (133.3 sq.m.) approx.



TOTAL FLOOR AREA : 4424 sq.ft. (411.0 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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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

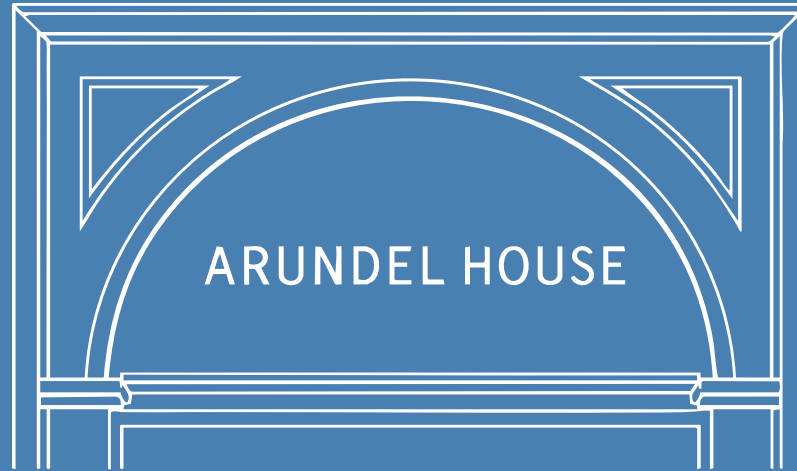
**G** Over 150

Less energy efficient

**AWAITING EPC**

**SAMPLE ONLY**

106 This is how energy efficient the building is.



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WHAT3WORDS:verge.cattle.promotion

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