



LIGHTCLIFFE HOUSE
Hemsworth



Warm Welcome

Lightcliffe House has all the hallmarks of a classic 1920's build – boasting high ceilings and large windows throughout, paired with characterful features across the large reception rooms and four double bedrooms. This grand and exuberant detached family home sits handsomely on over an acre of land, set back in a private position. The interiors and exteriors alike have been adored and immaculately maintained, evident as soon as you pass through the electric gates and along the sweeping drive, which offers a glimpse of the sprawling front lawns with the house positioned at the centre of the plot. Step inside to admire a light-filled and spacious property which can fulfil any growing family's expectations of a dream forever home. Enter through the front door to an expansive and bright hallway full of period charm, featuring an aesthetic open turned staircase which benefits from the natural light shining through the double height picture window leading up to the first floor. Pine internal doors appear throughout the property and are paired with traditional parquet style Karndean flooring.

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Straight ahead you'll find the fondly named "long room" which is home to the downstairs W.C. As the nickname suggests, the proportions of the slim gallery room make a great quirky feature. Perfectly presented with a tiled floor, traditional style white two-piece suite with brass hardware and finished with a tall slim window which emphasises the high ceilings – a major part of the home's appeal.



Beautiful Bays

On the opposite end of the proportions scale is the impressively spacious lounge – a stunning reception room boasting two beautiful bay windows and a third front window creating a triple aspect. The French doors set within the rear bay window open out to the garden, offering peaceful green views all year round. Naturally, the space is light and airy yet still cosy thanks to the large fireplace and cast-iron gas stove anchoring the main seating area, which you can imagine roaring away beside the Christmas tree over the festive season.

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Relax in the Morning Light

The imposing brick fireplace with its timber mantel housing the double oven creates a wonderful focal point, along with the traditional Belfast sink. As well as the appealing design, practicality and storage space is aplenty. You'll find a separate pantry which is now home to the washing machine – a perfect spot to hide away the laundry!



Across the hallway, you'll find the farmhouse-style kitchen which was reconfigured to allow space for the dining table, which benefits from the morning sun through the full wall of windows and the glass panelled external door at the rear of the extension. Shaker-style maple cabinets concealing integrated appliances are topped with black granite worktops and set around a central island upon stone flooring. This oozes with country cottage charm from every corner where each detail has been considered in this welcoming family space.



A Handsome Place to Host

Completing the ground floor is the large formal dining room – positioned at the front of the house beyond the bay window you'll have spotted on entry. If you love hosting with family and friends, this may well be your favourite spot so far. This handsome room highlights the tall ceilings of the property perfectly – from the decorative coving and grand chandelier to the full-length side window adding even more light to the space. Karndean parquet flooring is continued from the hallway to add a polished cohesion and the brick fireplace with deep oak mantel finishes the room with an understated elegance.





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Completing the space is a modern en-suite featuring a large walk-in shower, contemporary wash basin and W.C, finished with decorative tiling from top to bottom. High ceilings are ever present, amplifying the amount of space on offer, and much like the downstairs, characterful touches such as the cast iron fireplace feature add interest to this unique home.



Triple Aspect Views

Ascend to the first floor – set around a central landing – with four generous double bedrooms to explore behind the original rustic pine doors. The immaculately presented master bedroom sits above the lounge and enjoys the all-important rear garden views thanks to the triple aspect windows punctuating the bedroom with bundles of light in the morning.





Guest En-suite

Bedroom two also boasts a stylish en-suite shower room, making this a great option for a guest bedroom or to give older children a little added privacy. Also finished to a high standard with picture rail details and dual-aspect windows punctuating the neutral decor, this is a perfect example of a home that can grow with your family.



Bedrooms three and four are positioned across the landing and both are well-proportioned, double rooms featuring large windows and each have built-in storage. In bedroom three, you'll find floor to ceiling double wardrobes and bedroom four has a deep cupboard space above the kitchen pantry which could be converted into a modest walk-in wardrobe.



Space for all the Family

The three-piece family bathroom, designed with a nod to the property's history, is a considered blend of traditional styling with a contemporary twist. White wooden panelling wraps the bold blue walls and a statement blue roll top bath with telephone-style taps takes centre stage. A Victorian-style high cistern complete with pull chain flush on the W.C complements the fittings. Practicality has not been compromised for style however – as a large chrome rainfall shower head paired with a circular curtain rail is in place for those who prefer a shower to a long soak.



Treasured Family Memories

The outdoor space at Lightcliffe House has been enjoyed to its maximum potential – evident through the immaculate presentation and meticulous upkeep. Over the last three decades, the current owners have made countless family memories including hosting a family wedding reception, entertaining dozens of friends for summer BBQs and watching their children grow and play outside on the open lawns. The mature, tree-lined boundary at the front and rear adds an immense sense of privacy as well as a wonderful view as the seasons and colours change. Bluebells that appear under the trees every spring is a particular highlight.





The garden really is a nature lover's dream as you can enjoy regular wildlife sightings from the windows, the covered timber pavilion or from the patio as you enjoy an al fresco breakfast in the sunshine. While the majority of the garden is laid to lawn, there is ample space for additional flower beds, a vegetable patch or a greenhouse for keen gardeners to really make the space their own. At the end of the long driveway and beside the house, you'll find the detached double garage with a pitched roof and double electric roller door. Accessed by an entry door to the side is a separate store-room built within the rear corner of the garage – currently used as convenient garden storage without interrupting the car parking space inside.



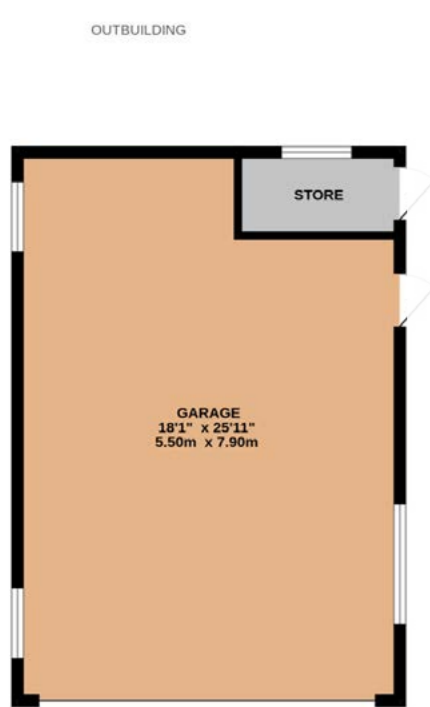
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Area to Explore

Situated on Pontefract Road which connects the popular West Yorkshire village of Ackworth and the convenient town of Hemsworth, this postcode combines everything you need for practicality and lifestyle needs from rural countryside walking routes, to restaurants and village pubs with a thriving community feel and all the conveniences of small town amenities bursting with local businesses. Catchment schooling includes a variety of primary education academies and C of E establishments, plus older children can easily reach the well-regarded Outwood Academy high school. Local public transport links are frequent, and the nearby larger towns and cities of Pontefract, Barnsley, Wakefield and Leeds are all easily accessible within a 30-minute drive for commuters and additional social offerings.

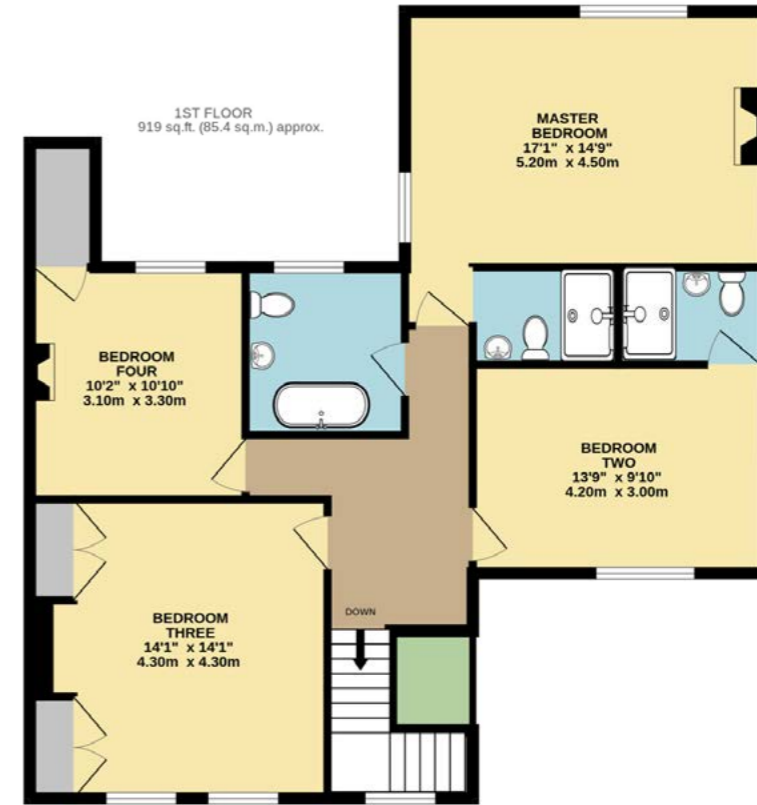




GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.9 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

- Distinguished 1920s Detached Family Home Set Within Private Grounds
- Grand Reception Hall with Feature Turned Staircase and Double-Height Picture Window
- Triple Aspect Lounge with Two Bay Windows, French Doors and Cast-Iron Gas Stove
- Farmhouse-Style Kitchen with Central Island and Walk-In Pantry
- Elegant Formal Dining Room with Bay Window and Feature Fireplace
- Generous Double Bedrooms with High Ceilings and Characterful Period Features
- Master Bedroom with Garden Views and Contemporary En-Suite Shower Room
- Stylish Family Bathroom Featuring Statement Roll-Top Bath and Traditional Victorian-Inspired Details
- Electric Gated Entrance and Sweeping Driveway Framed by Expansive Mature Lawns
- Detached Double Garage with Electric Roller Door and Additional Store Room
- Freehold Property and Council Tax Band F



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WHAT3WORDS: again.theme.household

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