

Westwinds

Ackworth

Pontefract

WF7 7RP

Offers Over £750,000







LOGIC REAL ESTATE

6 Bed

House - Detached









Lead In

An exceptional six bedroom detached residence offering luxurious accommodation over three levels, beautifully landscaped gardens and an exclusive cul-de-sac setting overlooking woodland.

Situated within an exclusive residential development in the highly desirable village of Ackworth, this outstanding six bedroom detached family home has been extended and finished to an exceptional standard throughout. Boasting an extremely high specification, contemporary interiors and true show home appeal, this impressive residence offers spacious and versatile accommodation perfectly suited to modern family living.

Occupying an enviable cul-de-sac position, the property enjoys a beautifully landscaped rear garden with a delightful woodland outlook, creating a peaceful and private setting in which to relax and entertain.

The accommodation is thoughtfully arranged over three levels, offering an abundance of living space and flexibility for growing families. At the heart of the home is a stunning modern kitchen diner, providing the perfect space for family gatherings and entertaining. An extended lounge enjoys attractive views across the rear garden, while a dedicated home office provides an ideal environment for those working remotely.

Further ground floor accommodation includes a practical utility room, downstairs WC and garage, ensuring the property is as functional as it is stylish.

Across the upper floors are six generously proportioned bedrooms, two of which benefit from their own en-suite facilities. The versatility of this substantial home allows bedrooms to be adapted to suit individual lifestyles, whether creating additional guest accommodation, a dressing room, walk-in wardrobe, home gym or further office space.

Externally, the property continues to impress with its beautifully maintained and landscaped gardens, providing an attractive outdoor retreat with woodland views beyond.

Location

Ackworth remains one of the area’s most sought-after residential locations, particularly popular with families seeking excellent schooling, attractive surroundings and convenient transport connections.

The property is ideally positioned for access to the highly regarded Ackworth School, alongside a selection of local primary and secondary schools. Ackworth village offers a wonderful range of everyday amenities, independent shops, cafés and local services, together with convenient bus connections.

Excellent access to the surrounding motorway networks also makes this location particularly appealing to commuters travelling towards Leeds, Wakefield, Doncaster and beyond.

Properties of this calibre, particularly within exclusive cul-de-sac developments, are always highly desirable. With its exceptional presentation, generous six bedroom accommodation, extended living space and beautiful woodland outlook, we anticipate a high level of interest and strongly recommend an early internal viewing to fully appreciate everything this magnificent family home has to offer.

Ground Floor







Entrance Hall
12' x 6'3"
Access to the office/snug, kitchen diner, under stairs storage cupboard and the stairs leading to the first floor. Oak flooring throughout. Central heated radiator.

Office/Snug
9'10" x 11'9"
Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Kitchen Diner
22'1" x 16'7"
A modern kitchen diner with high and low level kitchen units with granite worktops and a kitchen island. Integrated appliances including two ovens, grill, microwave, dishwasher, wine fridge, two cooler drawers, full length fridge and full length freezer. Access to WC, utility room and lounge. UPVC double glazed door giving access to the side of the property. Two one and half bowl sinks with drainers and chrome mixer taps. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear and side elevations.

WC
3'3" x 5'9"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

Utility Room
6' x 16'6"
Plumbing for washing machine. Space for an American style fridge freezer. A range of high and low level kitchen units.

Lounge
12' x 17'8"
Access to the living room. UPVC double glazed French doors leading to the rear garden. Wood effect throughout. UPVC double glazed windows to the rear elevations.

Living Room
18'2" x 11'9"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

First Floor

Landing
15' x 2'11"
Access to four double bedrooms, the house bathroom and stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One
11'8" x 17'1"
Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
6'6" x 5'8"
A white suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Full height wall tiling. Extractor fan. Tiled flooring throughout. Central heated radiator. UPVC double glazed frosted window to the side aspect.

Bedroom Two
11'1" x 11'4"
Access to en suite. Fitted wardrobes. Carpeted throughout. UPVC double glazed window to the rear elevation.

En Suite
8'5" x 4'5"
A white suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Bedroom Three
9'8" x 11'5"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Bedroom Four
11'9" x 11'3"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
8'4" x 7'9"
A modern white suite comprising of a free standing bath with chrome mixer tap and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Tiled flooring throughout. Chrome central hated towel rail. UVC double glazed frosted window to the rear aspect.







Second Floor

Landing
4'3" x 3'10"
Access to bedroom five and six. Carpeted throughout.

Bedroom Five
12'8" x 14'2"
Under the eaves storage. Carpeted throughout. Central heated radiator. UPVC double glazed VELUX window to the rear aspect. UPVC double glazed window to the side and front elevation.

Bedroom Six
12'8" x 16'10"
Under the eaves storage. Carpeted throughout. Central heated radiator. UPVC double glazed VELUX windows to the rear aspect. UPVC double glazed window to the side elevation.

External
Occupying an enviable position within an exclusive cul-de-sac development in the highly sought-after village of Ackworth, this exceptional six bedroom detached family residence offers an impressive combination of spacious accommodation, attractive stone-built architecture and beautifully maintained gardens, all set against a picturesque woodland backdrop.

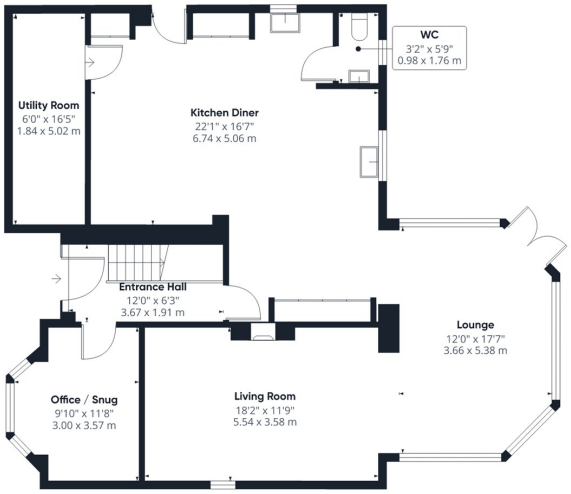
The property enjoys excellent kerb appeal, with its attractive stone façade, distinctive rooflines and well-manicured front garden creating a wonderful first impression. A generous driveway provides ample off-street parking, whilst established planting and carefully maintained lawns further enhance the property's attractive setting.

To the rear, the property truly comes into its own, boasting a beautifully landscaped and generously proportioned garden which provides an idyllic setting for both relaxation and entertaining. A sweeping lawn is complemented by mature trees, colourful shrubs and thoughtfully designed planted borders, creating a wonderful sense of privacy and tranquillity.

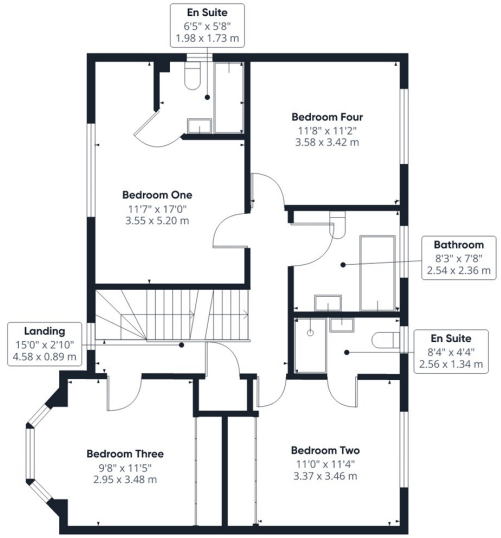
An extensive paved patio extends across the rear of the property, offering multiple seating and dining areas perfect for alfresco entertaining and summer gatherings. A charming timber pergola provides an additional outdoor entertaining space, whilst a useful garden shed offers practical storage for gardening equipment and outdoor essentials. The stunning woodland outlook beyond the garden creates a peaceful and picturesque backdrop throughout the changing seasons.

The property has been thoughtfully extended to provide generous and versatile accommodation arranged over three levels, making it perfectly suited to modern family living. Internally, the home is beautifully presented throughout, with a stunning contemporary kitchen diner, an impressive extended lounge and six well-proportioned bedrooms, including two benefiting from en-suite facilities.

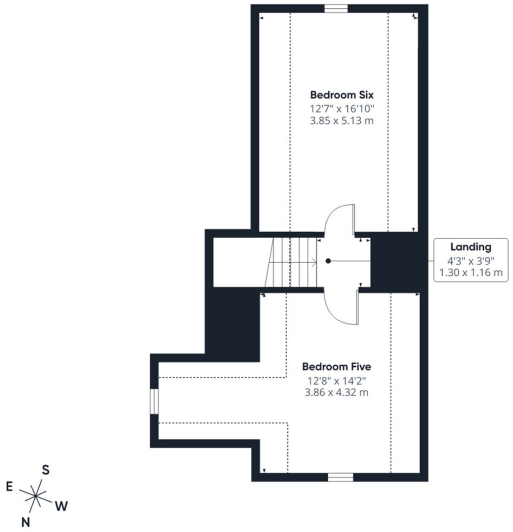
Situated within easy reach of Ackworth's excellent range of local amenities, well-regarded schools including Ackworth School, and convenient transport links, this outstanding family home offers the perfect balance of village living, space and accessibility.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

2398 ft²

222.8 m²

Reduced headroom

155 ft²

14.4 m²

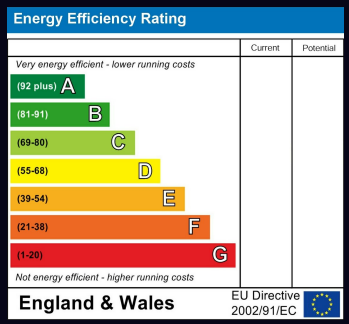
(1) Excluding balconies and terraces

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.

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