



Eagle House
Pontefract Road, Ackworth



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Ackworth, Pontefract, WF7 7LN



A characterful detached residence boasting five spacious bedrooms and four inviting reception rooms. A delightful splendid kitchen with lantern style roof, en suite to the principal bedroom accompanied by a well appointed house shower room and separate bathroom/w.c. Enjoy the serenity of generously sized gardens, as well as the convenience of a double garage and ample parking space.

Eagle House is a magnificent period family residence extending to over 3160 sq ft (294 sq metres) internal floor area with high ceilings throughout, five bedrooms, four reception rooms and a newly built beautiful orangery/kitchen extension with bi-folding doors overlooking the garden and a lantern roof over the central island unit. Set in a round 0.24 acres of private grounds in the heart of the village, this substantial family home has been lovingly restored and is finished to an impressive standard.

With gas fired central heating system and sealed unit double glazed windows, this large family home has a timeless elegance that creates a relaxing and comfortable atmosphere enjoying an excellent degree of privacy. The original front entrance door leads into a central reception hall, which is flanked by two large living rooms with a third large living room to the rear. There is a separate dining room, in addition, which flows through into a kitchen that has been finished to a stunning standard with bi-folding doors overlooking the gardens and a lantern roof over the central island unit. There is a useful utility room in addition as well as a downstairs toilet. To the first floor the principal bedroom has an en-suite bathroom and on this floor there are three further large double bedrooms served by a family shower room and a separate bathroom. To the second floor there is an occasional fifth bedroom/study and a further room used for easy access loft storage. Outside, the double electric gated drive provides a stylish approach to this lovely family home with an inner gated area providing secure parking and leading up to the former barn and stable block, now converted into a substantial double garage with workshop beyond. Good size gardens lie to the front, side and rear of the house with an enviable stone paved patio immediately outside the bi-folding doors ideal for outside entertaining. Steps then lead down to a level lawned garden with mature borders and fantastic far reaching views over the farmland beyond.

Ackworth is a picturesque and sought after location for commuters, and the property is situated in the heart of the village within easy reach of a good range shops and 'Ackworth School', a well regarded Independent Boarding School.





ACCOMMODATION

RECEPTION HALL

Original front entrance door with attractive restored geometric tiled floor, stairs to the first floor, panelled walls and central heating radiator. Door to the cellar.

LIVING ROOM

Dual aspect with a large sash window to the side and double French doors to the rear, period moulded ceiling cornice and picture rail, large double central heating radiator and a feature fireplace with imposing Yorkshire stone surround housing a cast iron wood burning stove.

STUDY

Dual aspect with large sash window to the side, picture rail, original bookcases, deep skirting and a feature fireplace housing a cast iron wood burning stove, double central heating radiator.

FAMILY ROOM

Large window to the front, fitted cupboards, central heating radiator and a lovely fireplace with an ornate wooden surround housing a grate for an open fire, moulded ceiling cornice and picture rail.

DINING ROOM

Herringbone style engineered wood flooring, which flows through into the adjoining kitchen. Contemporary style central heating radiator and window to the rear. Archway through to the kitchen.

KITCHEN

The effective hub of this lovely family home, a fantastic kitchen with an atrium style roof with bi-folding doors to the rear and wide glazed doors to the front. Two vertical style central heating radiators and a bespoke range of wooden units and matching island. Quartz worktops with matching splashbacks, inset twin bowl ceramic Belfast sink, five ring induction hob with pop up extractor hood, two Bosch integrated ovens, integrated dishwasher and integrated undercounter fridge.

UTILITY ROOM

Window to the rear, central heating radiator and a further range of fitted cupboards with matching cupboards housing space and plumbing for a washing machine and tumble dryer. Solid oak worktops and space for an American style side by side fridge freezer. Extractor fan.

REAR HALLWAY

Windows to three sides, double central heating radiator and a back staircase to the first floor with useful understairs store.

CELLAR

A barrel vaulted cellar providing valuable storage space.

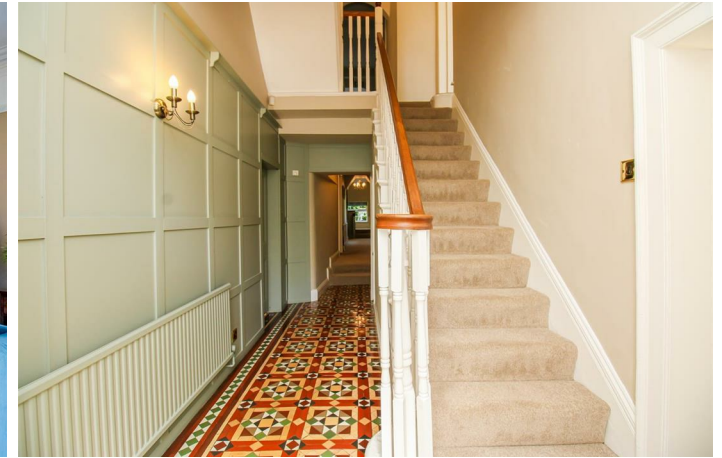
FIRST FLOOR LANDING

BEDROOM ONE

Dual aspect sash windows to front and side, including window seat. Feature beam to the ceiling, feature cast iron fireplace and central heating radiator.

EN SUITE/W.C.

Sash window to the front. Fitted with a lovely 'Burlington' three piece suite comprising freestanding ball and claw foot roll top bath, cantilever wash basin and low suite w.c. Frosted window to the front and Victorian style heated towel rail. Electric shaver socket.





BEDROOM TWO

Dual aspect sash windows to the side and rear. A wonderfully proportioned room with period moulded ceiling cornice with picture rail, two central heating radiators and a feature cast iron former fireplace.

BEDROOM THREE

Sash window to the front, built in cupboard and central heating radiator.

BEDROOM FOUR

Sash window to the side, central heating radiator and a range of full height fitted wardrobes.

SHOWER ROOM/W.C.

Frosted window to the rear, double width power shower cubicle with brick set wall tiling and a twin head shower with sliding glazed screen, 'Burlington' fittings throughout including the cantilever wash basin, matching w.c. and Chrome heated towel rail. Extractor fan.

BATHROOM/W.C.

With a frosted window to the rear, Victorian style heated towel rail, extractor fan and extra large freestanding roll top Burlington bath with telephone shower attachment over.

SECOND FLOOR SMALL LANDING

Reduced head height.

BEDROOM FIVE/STUDY

Two dormer style windows to the rear, reduced head height and feature beams. Central heating radiator.

LOFT ROOM

Useful walk-in loft storage room.

OUTSIDE

The property sits back from the road behind a stone wall and mature laurel hedging. Entrance is via double electric gates to a gravel drive with space for multiple vehicles. The driveway leads to an inner gated area where with further parking and the former barn and stable block beyond, now converted to a substantial double garage and workshop. Behind the house there is a lovely stone paved patio seating area ideal for outside entertaining with steps down to a level lawn again with tall boundary hedges for privacy and a stone wall to the rear taking full advantage of the views over farmland to the rear. Further garden areas extend round to the side and rear of the house with lovely lawns and mature hedges and trees. In total the property extends to around 0.24 acres.

COUNCIL TAX BAND

The council tax band for this property is G

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.



OTHER INFORMATION

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*your home may be repossessed if you do not keep up repayments on your mortgage

FREE VALUATION

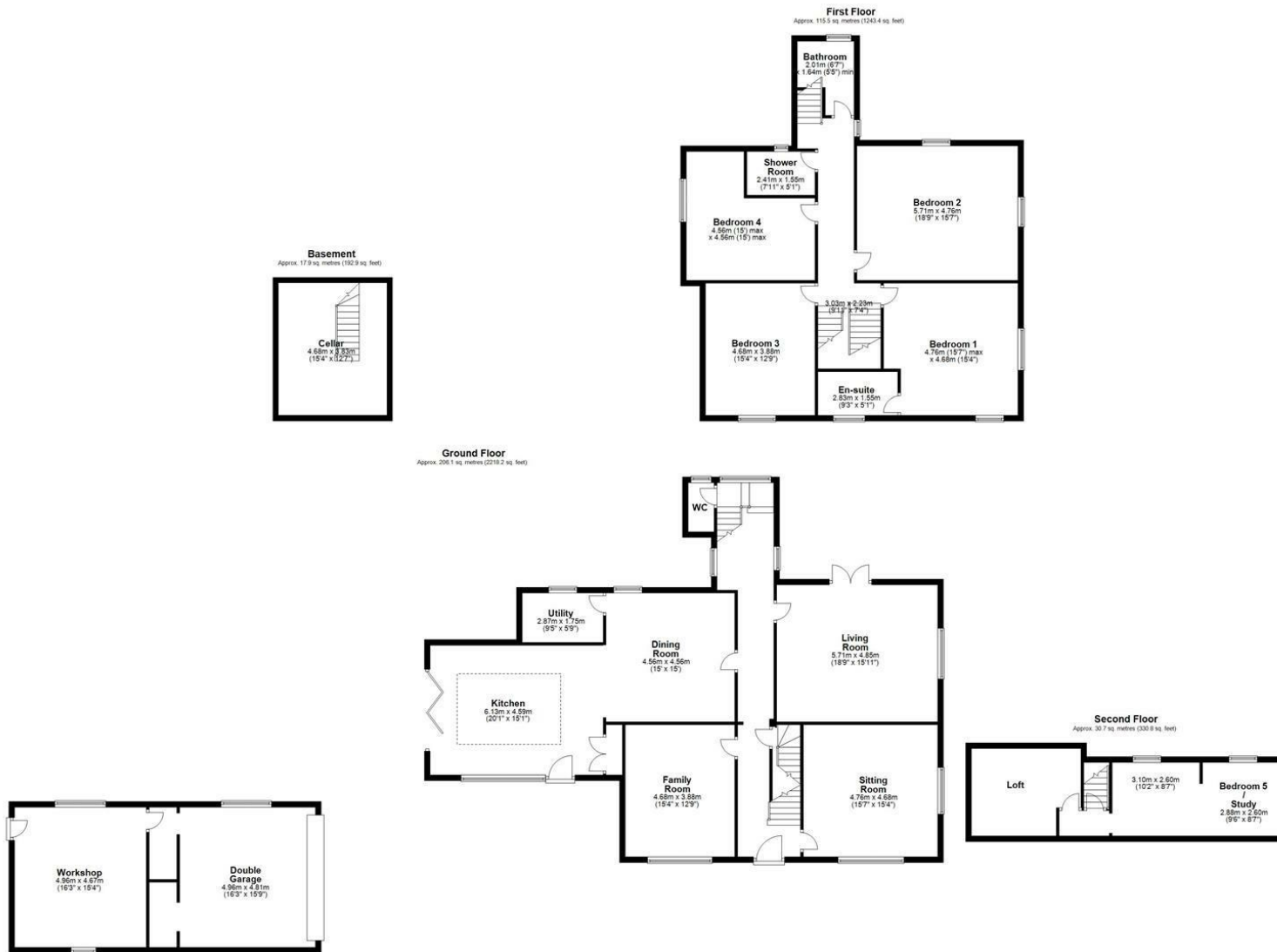
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Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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