



Orchard Lodge, Pontefract Road, Ackworth, WF7 7EE



Key Features

- Successfully extended detached home
- Stunning interior decor throughout
- Fabulous open plan living,dining kitchen
- Tom Howley shaker style kitchen
- Formal lounge with floor to ceiling windows
- Five double bedrooms
- Three ensuite, two dressing areas
- 0.67 acre of stunning landscaped gardens
- Open farmland views
- Electric gates & long driveway to double garage



A successfully extended five bedroom detached house set in just over 0.6 acre of stunning landscaped gardens in the this highly sought after village.





Orchard Lodge is a stunning 1930's detached house that has been successfully extended to provide five bedrooms, two of which have enSuites and dressing areas.

There are two outstanding features of this property, the first being the beautiful landscaped gardens extending to approximately 0.67 acres and the other is the quality and design of the interior finishings throughout.

The reception hallway leads to an outstanding living/dining/kitchen which enjoys a great deal of light with views to three elevations. The kitchen area has attractive bespoke Shaker style units fitted by Tom Howley of Harrogate with quartz work surface units and central preparation/breakfast bar area. There is an induction hob with remote control extractor fan above, built in oven, separate oven/microwave and warming tray, built in larder fridge and separate freezer and dishwasher and there is underfloor heating in the porcelain tiled kitchen area and a walk in pantry store. Bifolding doors to the rear terracing and the living area has a wood burning stove and decorative ceiling.

The lovely entertaining lounge enjoys a great deal of light, with three patio doors, and looks over the stunning rear garden and the Mediterranean style side garden and terracing.

A utility room, having fitted units with Hi-Macs work surface and inset sink, also houses the Worcester gas central heating boiler and a door gives access to the driveway. There is a guest w.c. with low level flush w.c. and wash hand basin.

To the first floor is a generous landing with an airing cupboard. The primary bedroom suite enjoys views over the rear garden with a Juliet balcony, walk in dressing area with hanging space and an ensuite having a walk in shower/wet area, low level flush w.c. and vanity unit/wash basin with attractive tiling. There is a guest suite with ensuite and walk in hanging area. Bedroom three also has an ensuite shower room and there are two further bedrooms and house bathroom having a panelled bath, vanity unit, walk in shower/wet area and w.c.

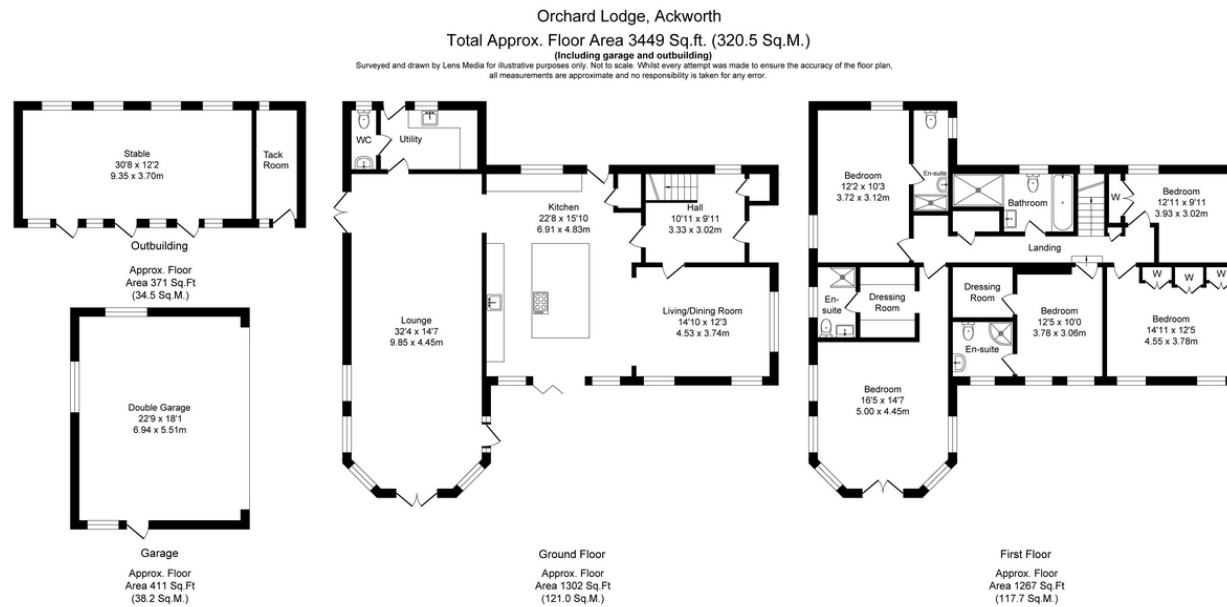
The property has a gas central heating radiator system with some underfloor heating and there is majority sealed unit double glazing.

The outside space is a stunning feature of the property. Orchard Lodge stands in just over 0.6 acre and is approached through remote electronic operated gates with a substantial size driveway leading to the front of the property. A double garage has an electric up and over door and has a ladder leading to a good size loft area with light and power.

To the immediate rear of the house is extensive terracing with a BBQ and raised planters and there is a remote-controlled sun blind that can cover some of the patio area. The patio area looks over the manicured extensive lawns and well stocked borders, all which back and side onto open farmland. There is a Mediterranean style garden to the west side which has a central terracing area, four mature olive trees and well stocked flower borders. There is a stable block with three stable doors presently used as a gym and art room, additional stable and gardeners store, greenhouse and covered area. The outside area boasts extensive lighting and illumination.

Ackworth is a highly sought after Anglo Saxon residential village having premium housing, a well-known local pub and other everyday facilities. The renowned private Quaker school, Ackworth School, is within walking distance. The A1M is close by allowing easy access to Leeds and surrounding areas.

SERVICES: We are advised that the property has mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: G
Council Authority: Wakefield Council

