



4 Bed  
House - Detached  
located in  
Hemsworth

Offers In Excess Of  
£650,000



enfields

Pontefract Road  
Hemsworth  
WF9 5LW



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**\*\*EXCEPTIONAL DETACHED HOME WITH WOODLAND GROUNDS & OUTSTANDING POTENTIAL\*\***

A rare opportunity to acquire a detached residence set within stunning private grounds and surrounded by mature woodland, offering an exceptional combination of space, privacy, lifestyle appeal, and future potential.

The Beeches occupies a truly unique setting and presents buyers with the chance to secure a home of considerable promise in a location where opportunities of this nature seldom come to market. The property enjoys a generous plot with an enviable woodland backdrop, creating a sense of seclusion and exclusivity while still offering excellent accessibility.

The house itself offers exciting scope for refurbishment, enhancement, and possible extension, allowing a purchaser to create a substantial and highly desirable family home tailored to their own vision, subject to any necessary consents.

What makes The Beeches particularly special is not only the property itself, but the wider setting and long-term potential it provides. The grounds and woodland create a striking environment with endless lifestyle appeal, while also offering the type of landholding increasingly sought after by buyers looking for something beyond the ordinary.

This is a home with genuine versatility — equally appealing to those seeking a private residence in a beautiful setting, as well as purchasers with an eye for future improvement and added value.

The Beeches represents a rare chance to acquire a property of this nature, where setting, scale, and future potential come together to create something truly special.

Entrance Porch  
4'11" x 6'11"

Enter through wooden door to side aspect, tiled flooring, windows to front and side aspects and a composite door with double glazed opaque window panel leading through to inner hallway.

Inner Hallway  
7'10" x 7'7"

Having a gas central heating radiator, stairs leading to first floor landing, useful understairs storage cupboard with a UPVC double glazed window to side aspect and doors leading into other rooms.

Lounge  
18'1" x 11'10"

A large space with gas central heating radiators, UPVC double glazed windows to front and side aspects, an electric fireplace with a feature built-in brick surround and TV unit, a full length wall with customer wood panelling diving lounge and dining room, opening through to dining room.

Dining Room  
10'6" x 11'10"

Gas central heating radiator, UPVC double glazed windows to side aspect and a door leading through to kitchen.

Kitchen  
19'0" x 10'6"

Matching high and low level storage units with tiled work surfaces over and matching splash backs, inset stainless steel sink with drainer and chrome mixer tap, space for full size cooker and grill, space for fridge freezer, gas central heating radiator, UPVC double glazed windows to side aspect and door leading through to rear entrance hallway.

Rear Entrance Hallway  
2'7" x 6'7"

UPVC door with double glazed opaque window panel to side aspect, doors leading through to family room and downstairs W/C.

Downstairs W/C  
5'7" x 6'7"

Two piece suite comprising of a low level W/C and a wall mounted hand wash basin with chrome taps and tiled splash back, space and plumbing for washing machine, UPVC double glazed windows to rear and side aspects.

Family Room  
8'10" x 15'9"

UPVC double glazed windows to rear and side aspects and gas central heating radiators.

First Floor Landing

UPVC double glazed window to side aspect, a gas central heating radiator, loft access and doors leading into other rooms.

Bedroom One  
15'5" x 11'10"

Built-in wardrobes, UPVC double glazed windows to front and side aspect and gas central heating radiator.

Bedroom Two  
13'1" x 11'10"

Built-in wardrobes and storage, UPVC double glazed window to side aspect and gas central heating radiator.

Bedroom Three  
8'10" x 10'10"

UPVC double glazed window to side aspect and gas central heating radiator.

Bedroom Four  
7'7" x 7'3"

UPVC double glazed window to front aspect, built-in storage cupboard and gas central heating radiator.

House Bathroom  
7'3" x 6'11"

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with chrome taps and a walk-in electric shower, tiled walls and floors throughout, a wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to side aspect.

Outside

Front of the property has a large private driveway with gardens mainly laid to lawn on either side, access to the property grounds through a timber gate which consist of an expansive garden to the side of the house, well maintained and mainly laid to lawn, mature bushes, shrubs and trees throughout, a feature unused pond, timber fencing to boundaries and made private with tall conifers. The garden stretches to the rear of the house where there is a stone patio area ideal for seating and entertaining, a carport and an outside water supply. Additionally, there is a large woodland area which has numerous workshops, pens and storage sheds. Adjoining the house there is stone steps leading up to a static home which is fully equipped to live in with a timber raised decking area and a small garden area which is mainly laid to lawn. This property can park a magnitude of cars with its large driveway stretching around the side of the house and a detached garage with power, lighting and an up and over door.

Disclaimer

If the site is developed for building - an uplift will be payable (TBC via Solicitors)

Property Details: D1



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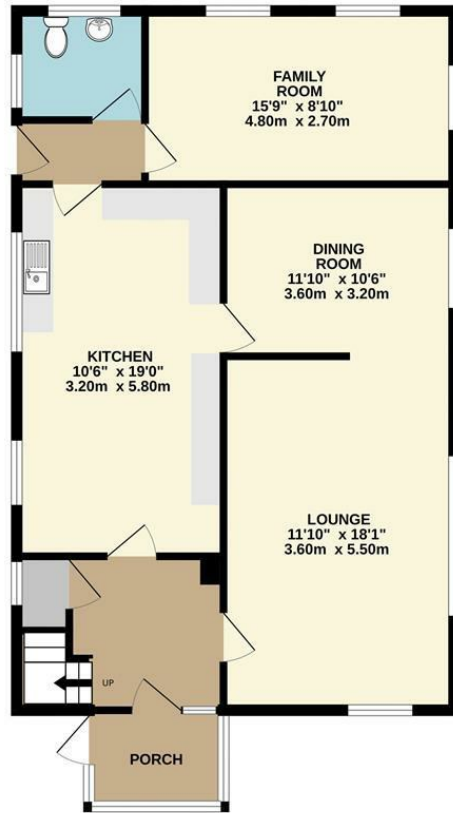
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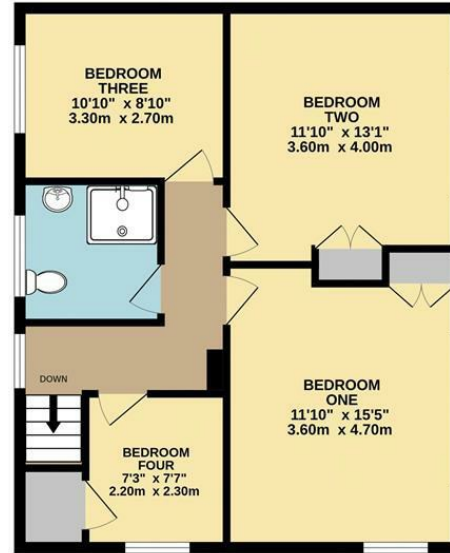
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GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.

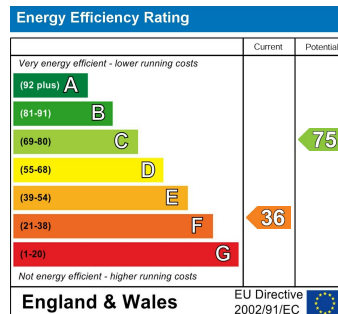


1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.6 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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