

# The Old School



A charming development of just three  
luxury homes in a sought after rural location

darrington, pontefract

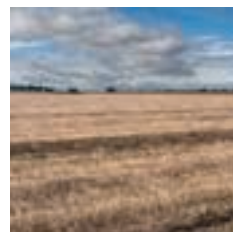


## PLOT 2

lounge	4.50max x 4.80	14'9"max x 15'8"
kitchen	4.00 x 3.90	13'1" x 12'9"
dining	3.18 x 5.30max	10'5"max x 17'4"
bedroom 2	2.75 x 4.20	9'0" x 13'9"
bedroom 3	2.75 x 4.20	9'0" x 13'9"
bathroom	2.00 x 2.20	6'6" x 7'2"
master bedroom	2.70 x 4.30	8'10" x 14'1"
en-suite	1.75 x 1.75	5'8" x 5'8"

Plot 2 features 3 bedrooms, with 2 of the bedrooms, lounge and dining room to the ground floor, plus a master bedroom and en-suite above.

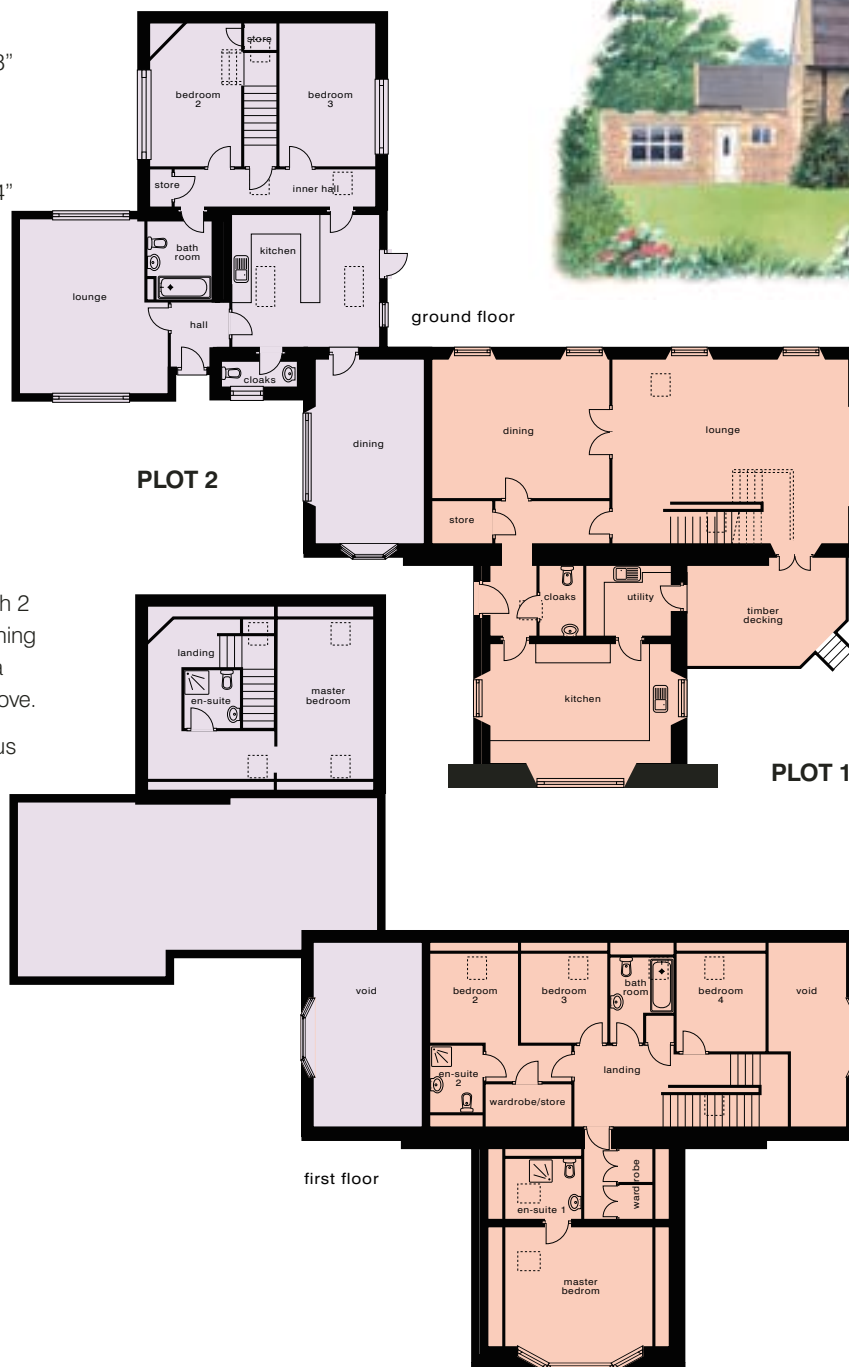
Both plots benefit from generous gardens and garages.



The Old School is situated on the west side of Philips Lane, on the north eastern fringe of Darrington, opposite the Church of St Luke and All Saints.

The main school building, which opened in 1888, was constructed in the gothic style and is listed Grade II, along with its 1907 extension to the north.

The characterful old school building has been sympathetically converted to create two outstanding properties.



Plot 1 includes 4 bedrooms, 2 en-suites, lounge, dining room and kitchen, plus a separate utility room and double garage.

## PLOT 1

lounge	7.07 x 4.70max	23'2" x 15'5"max
kitchen	5.25 x 3.50	17'2" x 11'5"
utility	2.44 x 2.00	8'0" x 6'6"
dining	5.50 x 4.25	18'0" x 13'11"
cloaks	1.50 x 1.50	5'0" x 6'6"
bedroom 2	2.68 x 2.79	8'9" x 9'1"
en-suite 2	1.60 x 2.05	5'2" x 6'8"
bedroom 3	2.67 x 2.78	8'9" x 9'1"
bedroom 4	2.75 x 2.98	9'0" x 9'9"
bathroom	1.95 x 1.74	6'4" x 5'8"
master bedroom	4.50 x 3.50	14'9" x 11'5"
en-suite 1	2.30 x 1.80	7'6" x 5'10"

**SOLD**



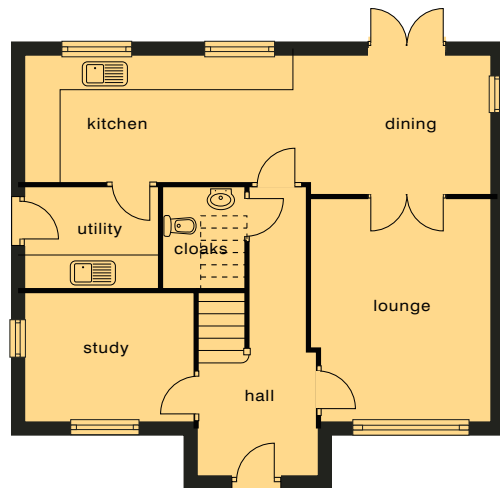
**PLOT 3**

lounge	3.20 x 4.00	10'5" x 13'1"
kitchen/dining	8.35 x 2.50	27'4" x 8'2"
utility	2.35 x 1.80	7'8" x 5'10"
study	3.04 x 2.30	9'11" x 7'6"
cloaks	1.40 x 1.80	3'4" x 3'6"
bedroom 1	4.20 max x 3.40	13'9" x 11'1"
en-suite	1.55 x 2.00	5'1" x 6'6"
bedroom 2	3.05 x 3.40	10'0" x 11'1"
bedroom 3	3.06 x 2.80	10'0" x 9'2"
bedroom 4	3.07 x 3.06	10'0" x 10'0"
bathroom	1.60 x 1.75max	5'2" x 5'8"max

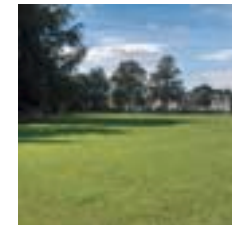
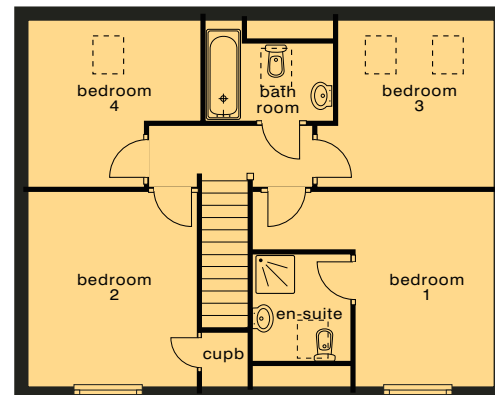
Plot 3 is a new build detached residence offering 4 double bedrooms with en-suite to the master bedroom, welcoming entrance hall, lounge, study, full house width kitchen/dining room with French doors and separate utility room.

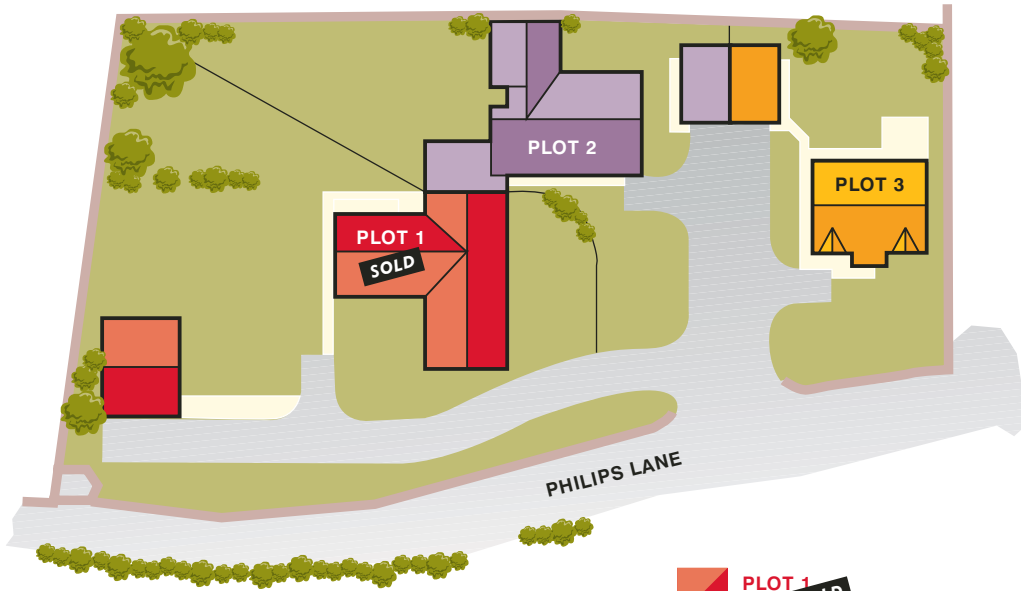
Good sized gardens and a garage complete the attractions of this delightful home.

ground floor

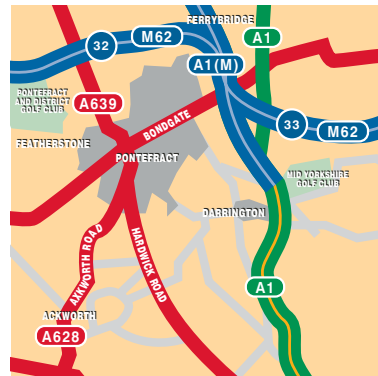
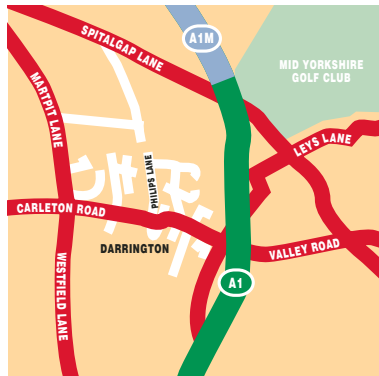


first floor





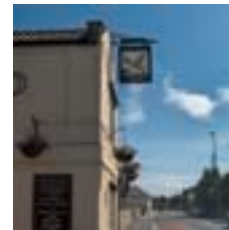
-  **PLOT 1**  
4 bedroom conversion **SOLD**
-  **PLOT 2**  
3 bedroom conversion
-  **PLOT 3**  
4 bedroom detached house



Level Cooper is building a solid reputation for the quality and care it lavishes on the construction of its sought-after new homes. Nowhere is this better illustrated than at The Old School in Darrington near Pontefract.

The three properties have each been carefully designed and specified to blend with the area's existing architectural styles and finishes.

Darrington is a popular village location just three miles south of Ferrybridge and Pontefract. The A1 trunk road is just minutes away from the development allowing fast access to Doncaster and the motorway network, bringing Leeds, Wakefield and Hull within comfortable commuting distance.



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Harrisons, 6 Cornmarket,  
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Contact

**01977 781270**

for further information



**lovelcooper**  
HOMES

**Yorkshire Office**

1 Portland Place

Spring Gardens, Doncaster DN1 3DF  
Tel: 01302 363535 Fax: 01302 349528

**London Office**

64 Knightsbridge, London SW1X 7JF  
Tel: 020 7828 5596 Fax: 020 7976 6625

Email: [info@lovelcooper.co.uk](mailto:info@lovelcooper.co.uk)  
Website: [www.lovelcooper.co.uk](http://www.lovelcooper.co.uk)