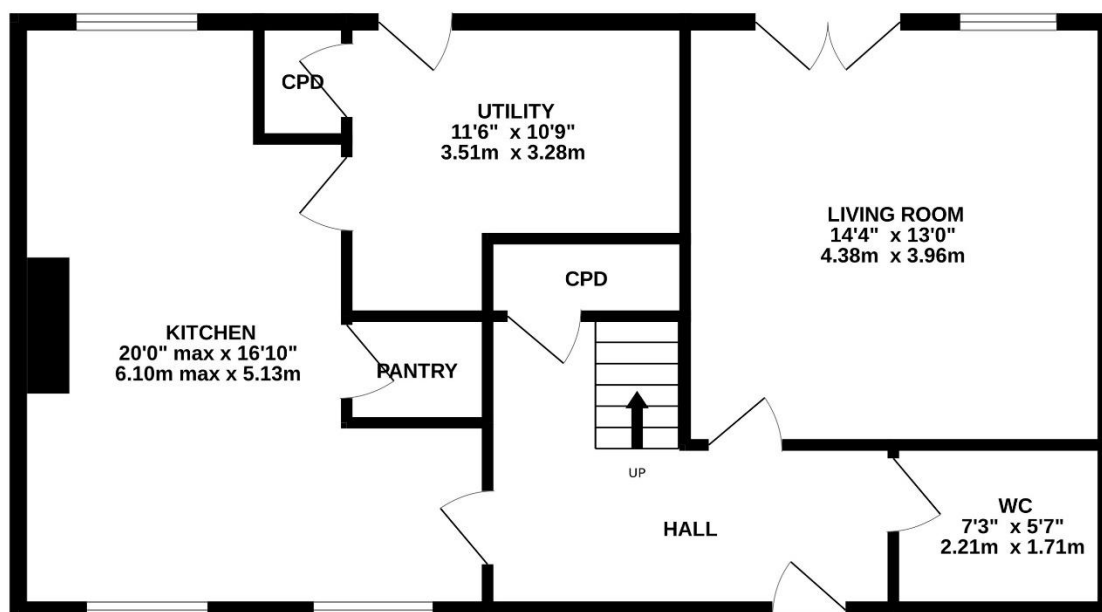




The Mistle, Bullcliff Grange, Denby Dale Road, Bretton, WF4 4JN

GROUND FLOOR



1ST FLOOR



THE MISTLE

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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DESCRIPTION

A UNIQUE OPPORTUNITY, BEAUTIFULLY POSITIONED BETWEEN BRETTON AND WAKEFIELD, SET WELL BACK FROM THE ROAD WITH A LONG, SHARED DRIVEWAY THROUGH MATURE WOODLAND, WHITE ROSE FARM HAS BEEN DEVELOPED OVER THE YEARS WHERE THERE IS A NUMBER OF VERY HIGH QUALITY EXCLUSIVE AND SUPERBLY CONVERTED HOMES. WE OFFER FOR SALE TWO LARGE COTTAGES BOTH OF WHICH ARE PARTICULARLY CHARACTERFUL WITH GOOD SIZED GARDENS AND AMPLE PARKING TOGETHER WITH A BARN WHICH HAS PREVIOUSLY HAD CONSENT FOR DEVELOPMENT INTO A SEPARATE DWELLING. A COACH HOUSE AND TWO AREAS OF LAND BOTH OFFERED FOR SALE SEPARATELY, ONE MEASURING APPROXIMATELY 8 ACRES THE OTHER APPROXIMATELY 1 ACRE. ALL FOR SALE VIA THE BEST AND FINAL OFFERS METHOD. EACH INDIVIDUALLY MARKETING AND OBVIOUSLY AVAILABLE IN ANY COMBINATION, EVEN AS A WHOLE.

THE GRANARY

Best and Final Offers Over £420,000.

THE MISTLE

Best and Final Offers Over £440,000.

THE STABLE BARN

Best and Final Offers Over £160,000.

LAND A

Best and Final Offers Over £125,000.

LAND B

Best and Final Offers Over £40,000.

COACH HOUSE/GARAGE BLOCK

Best and Final Offers Over £50,000.

CLOSING DATES FOR BIDS – Please submit bids to wakefield@simonblyth.co.uk no later than 12 noon on 24/07/2025



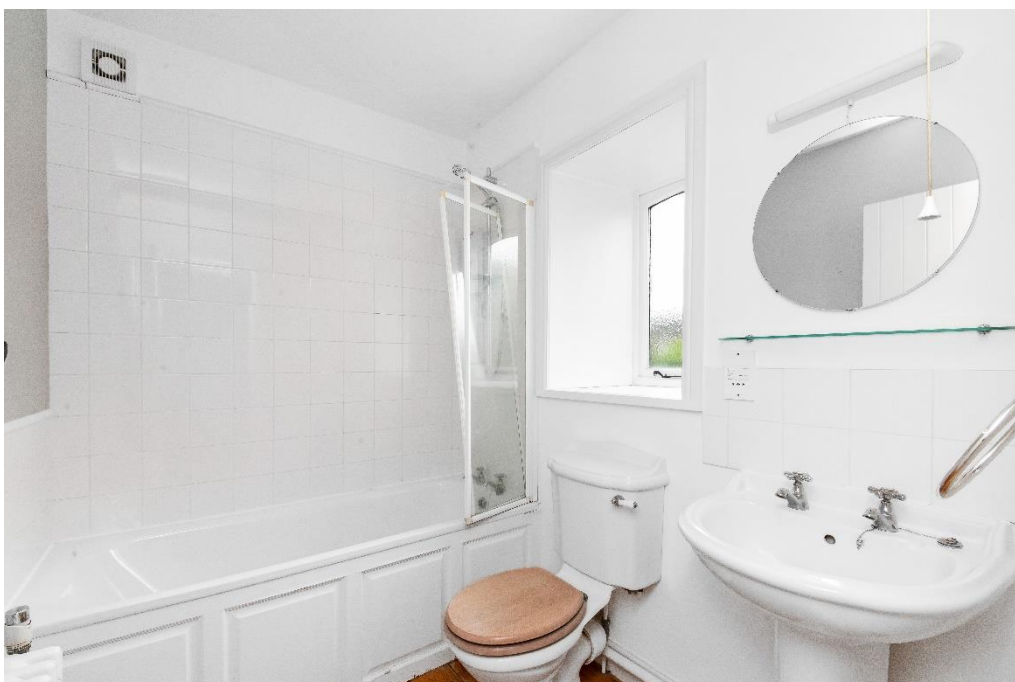
PROPERTY DESCRIPTION

THE MISTLE IS A DECEPTIVELY LARGE PERIOD COTTAGE WITH FABULOUS GARDENS TO BOTH THE FRONT AND REAR, A LARGE AMOUNT OF PARKING WITH A DELIGHTFUL BLEND OF PERIOD FEATURES AND MODERN IMPROVEMENTS. THE HOME OCCUPIES A LOVELY LOCATION AND ENJOYS A HUGE AMOUNT OF NATURAL LIGHT AND PARTICULARLY PLEASING EVENING SETTING WITHIN THE LARGE REAR GARDENS. THE ACCOMMODATION BRIEFLY COMPRISES OF SPACIOUS ENTRANCE HALL WITH DELIGHTFUL STAIRCASE, LARGE LIVING ROOM WITH GLAZED DOORS OUT TO THE REAR TERRACE AND GARDENS BEYOND, FABULOUS KITCHEN, THIS DINING LIVING KITCHEN HAS WINDOWS TO BOTH THE FRONT AND REAR AND AN ADJOINING PANTRY, DOORWAY THROUGH TO LARGE UTILITY ROOM/BOOT ROOM, THERE IS A GROUND FLOOR W.C. WHICH IS ACCESSED FROM THE ENTRANCE HALL, A STAIRCASE TO THE VERY SPACIOUS FIRST FLOOR LANDING, THREE LARGE DOUBLE BEDROOMS AND BATHROOM. WITH A LARGE AMOUNT OF GARDENS AND PARKING, THIS COTTAGE HAS A HUGE AMOUNT OF POTENTIAL AND ALSO IS BEAUTIFULLY LOCATED WITHIN THIS VERY RURAL YET HIGHLY COMMUTABLE LOCATION. THE MISTLE IS AVAILABLE IN CONJUNCTION WITH ANOTHER NEIGHBOURING PROPERTY, A STABLE BARN AND TWO FURTHER PARCELS OF LAND.

Best and Final Offer Over £440,000

ENTRANCE

Beautiful broad entrance door with delightful portico giving shelter gives access through to the entrance hallway. This, with delightful, polished timber flooring, is a good sized hallway with under floor beams on display and an attractive staircase turning and rising to the galleried first floor landing. A doorway leads through to the lounge.



DOWNSTAIRS BATHROOM

Measurements – 7'3" x 5'7"
(2.21m x 1.71m)

This light and pleasant ground floor bathroom/W.C. includes a three-piece suite comprising of a pedestal wash hand basin, a low-level W.C. and bath with chrome shower fittings over. There is appropriate ceramic tiling, a shaver socket and a ceiling light point.

LIVING ROOM

Measurements – 14'4" x 13'0" (4.38m x 3.96m)

Delightful room with twin windows, the upper portions being glazed giving a lovely view out over the property's rear garden and beyond. The room has a period style central heating radiator, a further window enjoying the view and four wall light points. Timber door leads through to the dining kitchen.



DINING KITCHEN

Measurements – 20'0" x 16'10" (6.10m x 5.13m)

With timber flooring once again, this room has six windows in total giving lovely views out over the front and rear. There are characterful working surfaces with brick-built features, ceramic sink unit with storage cupboard beneath, Baumatic range style oven within delightful period style brick and stone surround, beams to the ceiling, polished timber boarded flooring as previously mentioned and two period style central heating radiators. A doorway gives access to a good sized pantry with the continuation of the attractive flooring and appropriate shelving.



UTILITY ROOM

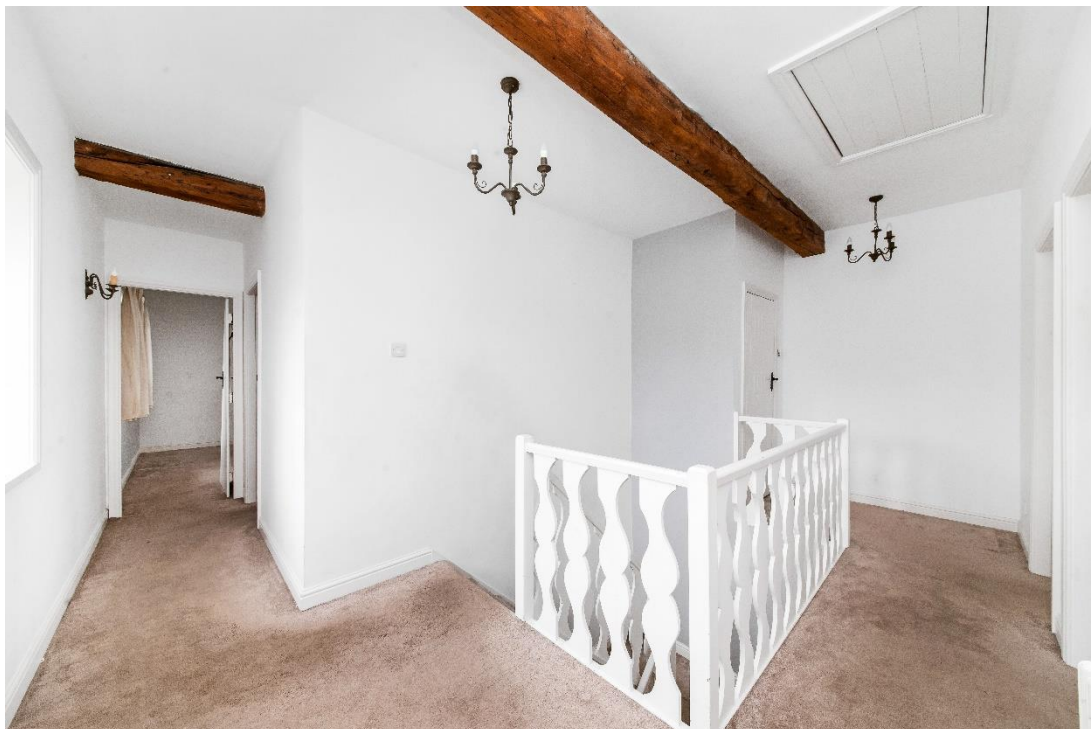
Measurements – 11'6" x 10'9" (3.51m x 3.28m)

A doorway from the dining kitchen also leads through to a rear entrance lobby/utility room. This is of a good size, has a stable style door out to the property's rear gardens, and there is a good sized cloaks cupboard. Belfast style sink with ceramic tiled working surfaces to the side and plumbing for an automatic washing machine.



FIRST FLOOR LANDING

Staircase turns and rises up to the galleried first floor landing. This is of a particularly good size and has twin windows to the front, beamed ceiling, two chandelier points, period style central heating radiator and a loft access point. There is a good sized shelved cylinder airing cupboard.



BEDROOM ONE

Measurements – 17'0" x 12'2" (5.18m x 3.81m)

A large double bedroom with high angled and beamed ceiling and full roof truss on display. Windows to both the front and rear affording a large amount of natural light and those to the rear giving a delightful view out over the gardens. The room has a period style central heating radiator and four wall light points.



BEDROOM TWO

Measurements – 13'8" x 10'6" (4.16m x 3.21m)

Once again with wonderful beam and timber on display, twin windows giving lovely views out of the rear, period style central heating radiator, attractive flooring and three wall light points.



BEDROOM THREE

Measurements – 11'6" x 11'0" (3.51m x 3.35m)

Yet again, a good sized double room with a pleasant outlook courtesy of twin windows. There are beams to the ceiling, a period style central heating radiator and four wall light points.



BATHROOM

Measurements – 11'6" x 5'9" (3.51m x 1.75m)

The property's bathroom is fitted with a four-piece suite that comprises of a low-level W.C., pedestal wash hand basin, bath with Victorian style handheld mixer taps/shower unit over and a separate shower cubicle with Mira fittings. There is appropriate tiling, attractive flooring, a period style central heating radiator, an extractor fan, beams to the ceiling and two windows. One of which gives wonderful views out over the property's rear gardens.



EXTERNALLY

The property forms part of the former farm known as White Rose. This has been developed over the years into very high quality, exclusive and particularly valuable executive homes. The Granary and The Mistle which adjoins has usage of its own private courtyard. This is off a shared driveway. The private courtyard will be split where everything to the left-hand side when driving in will belong to The Granary, and everything to the right-hand side will belong to The Mistle. As you drive into the property, the property has the dedicated gravelled/pebbled parking area to the right-hand side providing parking for four/five vehicles. It is also envisaged that the tarmacadam serving between The Mistle and The Granary is owned on a 50/50 basis and maintained thereafter as such.



GARDENS

The property has delightful gardens to the front they are mature with beautiful well-established shrubbery, attractive pathways and the pathway continues down the side of the home to the rear garden. This is an exceptionally beautiful garden which requires some maintenance but has been well planted and well laid out and has a significantly large paved rear terrace which gives superb afternoon and evening sunshine. There are well established boundaries to the lower garden area. Steps lead up to the upper garden area which is down to lawn and boundaries onto the timber post fencing to the rear adjoining the paddock which is also for sale.





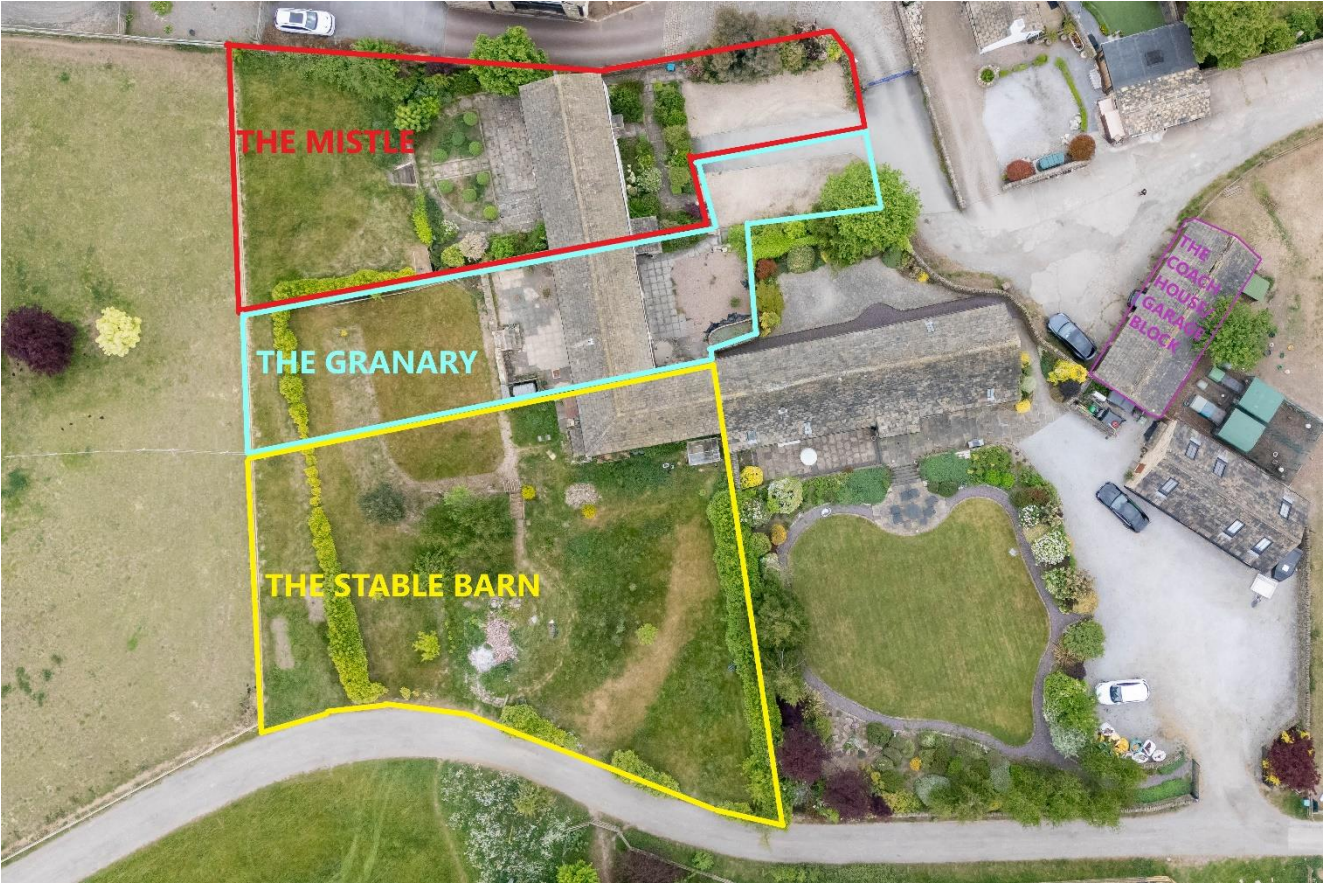












PROPERTY VIEWING NOTES

ADDITIONAL INFORMATION

The property is double glazed and has oil fired central heating. The oil fired central heating boiler is externally located. The property is connected to a septic tank drainage in neighbouring land and there is external lighting. Carpets, curtains and several extras may be available by separate negotiation. The property is offered for sale by the Best and Final Offers method, with the closing date for bids being 24/07/2025.

EPC rating - E

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band –

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/05/25



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