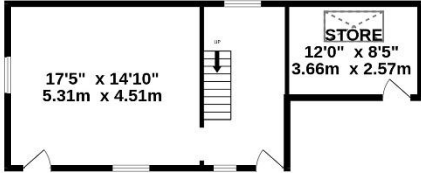


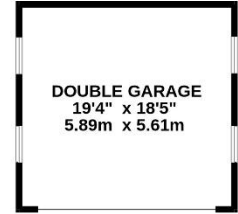
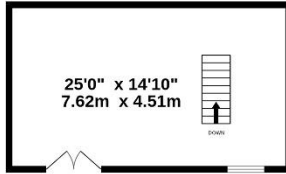


SHUTTS HOUSE, HEALEY ROAD, OSSETT, WF5 8LS

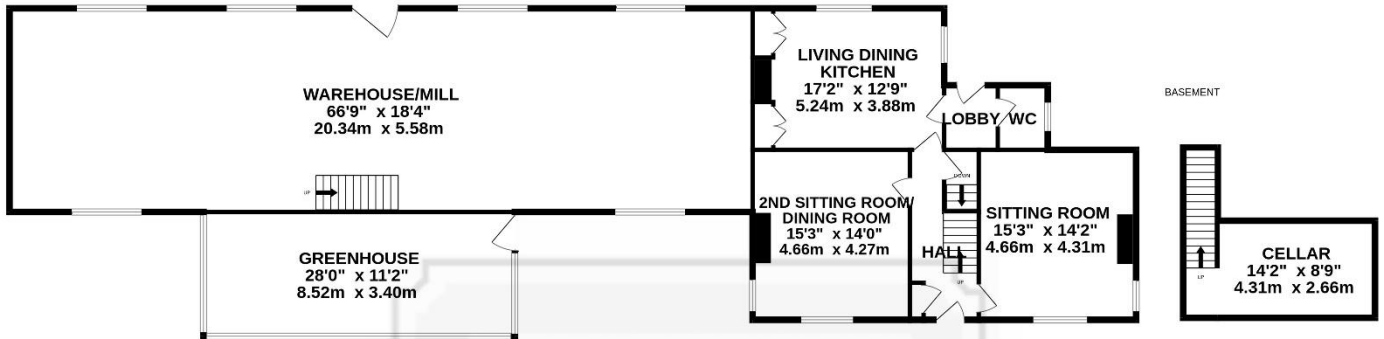
THE COACH HOUSE
GROUND FLOOR



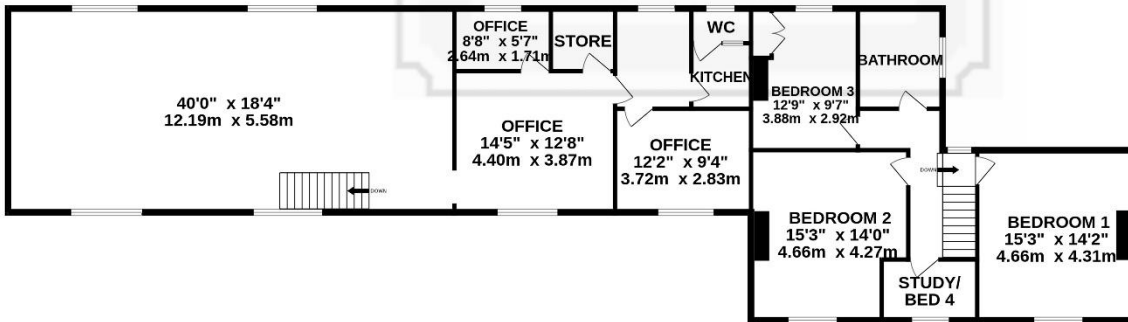
THE COACH HOUSE
FIRST FLOOR



GROUND FLOOR



1ST FLOOR



SHUTTS HOUSE

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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PROPERTY DESCRIPTION

SIT IN APPROXIMATELY HALF AN ACRE, THIS PROPERTY IS A RARE OPPORTUNITY TO PURCHASE A BEAUTIFUL PERIOD HOUSE WITH LOVELY GARDENS ATTACHED TO A FORMER MILL/WORKSHOP PREMISES WITH FURTHER OUTBUILDINGS TO THE REAR. THE WAREHOUSE WHICH MEASURES INTERNALLY OVER TWO FLOORS APPROXIMATELY 67FT BY 18FT IS A WONDERFUL VERSATILE SPACE WHICH HAS BEEN USED FOR GENERATIONS BY THE FAMILY FOR THEIR BUSINESS ACTIVITIES. THE POSSIBILITIES FOR HOBBY USAGE, BUSINESS USAGE OR EVEN DEVELOPMENT, IS A GREAT OPTION AT SHUTTS HOUSE.

THE PERIOD HOME HAS FOUR BEDROOMS, IS A MUCH-LOVED FAMILY HOME CONSISTING OF ENTRANCE HALLWAY, TWO BEAUTIFUL SITTING ROOMS WITH VIEWS OVER THE GARDENS, LARGE LIVING DINING KITCHEN, DOWNSTAIRS W.C., FOUR BEDROOMS, THREE OF WHICH ARE DOUBLE BEDROOMS AND THE HOUSE BATHROOM. ATTACHED IS THE WAREHOUSE/MILL, THE GROUND FLOOR BEING OPEN AND THE FIRST FLOOR WITH HUGE STORAGE SPACE, THREE OFFICE SPACES, STORE, KITCHEN AND W.C. ACROSS THE COURTYARD TO THE REAR THERE IS A BEAUTIFUL TWO STOREY DETACHED BRICK COMMERCIAL PREMISES THIS COACH HOUSE/BARN WHICH OFFERS A GREAT DEAL OF SCOPE WITH A DRIVEWAY TO THE REAR, A DOUBLE GARAGE. THE HOME OCCUPIES A LOVELY POSITION WITH LONG DISTANCE VIEWS AND TRULY MUST BE VIEWED TO BE APPRECIATED.

VIEWINGS STRICTLY BY APPOINTMENT, PLEASE CONTACT THE SELLING AGENTS TO ARRANGE.

Offers Around £800,000

GROUND FLOOR

ENTRANCE HALL

Period style timber and glazed door with matching glazed over light gives access through to the delightful entrance hall. This, with good ceiling height has coving to the ceiling, a chandelier point and storage cupboard. There is also a doorway giving access down to the cellar, details of which are to follow.



SITTING ROOM

Measurements - 15'3" x 14'2" (4.66m x 4.31m)

A beautiful room with windows to two sides, to the front being particularly large and having a fabulous long distance view out over the gardens and rural views beyond. There is a central ceiling light point, coving to the ceiling, attractive fireplace with tiled hearth and backcloth and being home for a cannon gas fire.





SECOND SITTING ROOM

Measurements - 15'3" x 14'0" (4.66m x 4.27m)

Across the hallway is a second sitting room/dining room. Once again, an attractive room with a good ceiling height with delightful coving. There are windows to two sides providing similar lovely long-distance views out over the gardens and rural scene beyond and allowing a huge amount of natural light into the room. There is a fabulous period style fireplace with raised tiled hearth and backcloth and once again home for a cannon fire. The room has a central ceiling light point.





DINING KITCHEN

Measurements - 17'2" x 12'9" (5.24m x 3.88m)

A doorway leads through to the dining living kitchen. This, which has a pleasant outlook to both the side and rear courtesy of good-sized windows, has a wealth of units being at both high and low level and large number of working surfaces. There is an inset stainless steel sink unit with mixer tap above, gas cooker point with extractor fan with pull out canopy over, period style cupboards, creel to the ceiling and Rayburn Royal gas fired range style oven with the usual warming ovens and hot plates. There are period style cupboards to either side, one of which is home for the property's gas fired central heating boiler.





LOBBY

From the dining living kitchen, a period style timber door gives access to the everyday entrance lobby giving access to the downstairs WC and access to the rear.

CELLAR

With stone steps leading down, the cellar has an arch vaulted ceiling, stone flagged flooring, a stone slab table and a window to the front.

FIRST FLOOR

FIRST FLOOR LANDING

From the entrance hall, a staircase with balustrading rises to the first-floor landing. This first-floor landing has a window giving outlook to the rear, coving to the ceiling in part and a loft access point.

BEDROOM ONE

Measurements - 15'3" x 14'2" (4.66m x 4.31m)

A large double room with a lovely outlook to the front. The room is fitted with a picture rail.



BEDROOM TWO

Measurements - 15'3" x 14'0" (4.66m x 4.24m)

A very large double room with period fireplace and view out to the front elevation.





BEDROOM THREE

Measurements - 12'9" x 9'7" (3.88m x 2.92m)

Positioned to the rear with a covered fireplace and period style cupboards and a pleasant outlook to the rear.





STUDY/BEDROOM FOUR

A single room positioned to the front with a lovely outlook and a further loft access point.

HOUSE BATHROOM

Superbly fitted out, the bathroom has a wet room style shower with fixed glazed screen and chrome fittings, a vanity unit with inset wash hand basin and mirrored cabinet above. There is also a low-level W.C., large obscured glazed window, an extractor fan and a central heating radiator/heated towel rail.



WAREHOUSE/MILL

Ground floor measurements - 66'9" x 18'4" (20.34m x 5.58m)

Please see floorplan for first floor measurements

The adjoining warehouse/mill is steeped in history and has been used by the family for generations in its business form. It has an undeniable charm and an enormous amount of potential, whether used in conjunction with the family home, used as office/business premises, used for hobby purposes or even developed into separate dwellings. The building is best described by the photographs and the floor layout plan. It is a two storey beautifully built building which is accessed via broad, centrally located sturdy timber door. The ground floor is completely open plan with partial stone flagged flooring, four windows to the front and four windows to the rear giving a huge amount of natural light and versatility. Broad timber staircase rises to the first-floor level. This has been gently sub-divided many moons ago to create some office space. There is one general office, two private offices, a walk-in store, further store area, kitchen and W.C. The remainder of the first floor, as can be seen on the attached photographs and floor layout plan, is open plan and has a total of 4 windows, wonderful roof beams and timbers on display and the underside of the stone slate roof. The first-floor level also has a fabulous hand pulled rope winch with timber doors allowing easy lifting from the ground floor to the first floor. The windows provide a huge amount of natural light and exceptionally delightful long distance views way over towards Netherton and Woolley Moor.









THE COACH HOUSE

Ground floor measurements – 17'5" x 14'10" (5.31m x 4.51m)

First floor measurements – 20'0" x 14'10" (7.62m x 4.51m)

The Coach House opposite is beautifully built in handmade brick, some substantial time ago. It has a very useful amount of space and has two entrance doors on the ground floor, two windows, double width entry doors at the first-floor level (loading doors) and a window to the front.





GARDEN STORE

Measurements – 12'0" x 8'5" (3.66m x 2.57m)

Adjoining The Coach House is a period style garden store which has a glazed roof light and provides a good amount of storage space.

DOUBLE GARAGE

Measurements – 19'4" x 18'5" (5.89m x 5.61m)

To one corner of the gardens and grounds is a detached double garage. This, with lovely stone frontage, has a pair of doors. There are windows to two sides.



EXTERNAL

Greenhouse measurements – 28'0" x 11'2" (8.52m x 3.40m)

As the plan within this brochure demonstrates, the house has a huge amount of gardens and grounds. It is a beautiful combination of home and business premises. One fabulous feature to the garden is a huge greenhouse attached to the warehouse/mill. This beautifully equipped greenhouse occupies a stunning position with lovely long-distance views and delightful views out over the gardens. Stone gate posts with wrought iron gates, believed to be original, give access to a long driveway that leads along the side of the home around the rear and there is right of way down the lane to the side giving a turning circle element to the home/premises. Lovely gardens have been exceptionally well maintained with mature trees and fabulous walling which compliments the garden. The principal garden to the front is a very large lawn with delightful flowery beds and borders with a beautiful cluster of yew trees. The property occupies a remarkable, slightly elevated location and is just a short walk away from the bustling centre of Ossett and a short drive away from the city of Wakefield with its many facilities, not least of which is the high-quality train line. There is also easy access to the M1 motorways.







ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating and UPVC double glazing. The property has external lighting and an alarm system. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

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

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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 22/06/2026

PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259