



# *The Holt*

Brestfield



## A Quiet Country Setting

Set along a peaceful country lane in the sought-after village of Bristfield, The Holt is a home with remarkable presence and enduring warmth. Surrounded by neighbouring farmland and beautifully landscaped grounds of approximately 2.5 acres, this substantial stone-built residence captures the timeless character of a country manor while offering the ease and comfort of modern family living.

Built in 2003, the home has been thoughtfully designed to honour traditional craftsmanship. Oak panelling, stone fireplaces and generous

proportions create a sense of permanence and refinement throughout. Beyond the private electric gates, a cobbled forecourt and sweeping driveway establish a memorable arrival, with ample parking alongside a triple garage and a range of versatile outbuildings.

Despite its wonderfully rural setting, The Holt remains exceptionally well connected to nearby towns and cities, including London by train in two hours. Village life and countryside calm sit effortlessly alongside modern convenience.

# A Home Made For Gathering

The entrance hall sets the tone beautifully. Arranged across split levels beneath a striking floor-to-ceiling window, the space feels both grand and welcoming. Rich oak parquet flooring and period oak panelling bring warmth and texture while a traditional stone fireplace anchors the room with quiet elegance. The staircase rises through the centre of the home with graceful proportion, softened by a classic carpet runner.

The principal reception rooms balance comfort with understated grandeur. A generous sitting room, complete with exposed ceiling beams and a stone fireplace with gas coal effect fire, offers an inviting place to retreat during the colder months. French doors open directly onto a sunlit terrace, where long summer dinners often drift into the evening against a backdrop of gardens and open countryside.





A conservatory sits just off the sitting room with views off the garden and provides the perfect place to sit and read throughout the year.

A more relaxed snug or study creates valuable flexibility for modern family life. Fitted storage and a bespoke media wall allow the room to adapt easily, whether used for working from home, reading quietly or welcoming grandchildren at weekends.



# The Heart of The Home

At the centre of daily life sits an exceptional kitchen and dining space, designed with both family living and entertaining in mind. Bespoke Shaker style cabinetry in light blue pairs beautifully with tiled flooring and the traditional presence of the AGA, as well as a separate electric oven and gas hob for summer cooking, while a substantial island provides space for conversation, preparation and informal dining. The kitchen also benefits from the addition of an American style fridge freezer and an integrated dishwasher.



*“The kitchen has always brought everyone together. Even now, with the children grown up, it’s where people naturally gather and stay for hours.”*





Natural light pours through the adjoining dining area, where French doors frame uninterrupted views across the south-facing gardens. The connection between inside and outside feels effortless here, particularly during warmer months when the terrace becomes an extension of the living space.

A spacious utility room provides excellent additional storage and practicality, discreetly supporting the rhythm of everyday life without interrupting the elegance of the main living areas, housing two further freezers and a tumble dryer. Further practical spaces complete the ground floor with a WC, boot room and access to the cellar from the hallway.



## A Peaceful Retreat

The first floor continues the home's sense of scale and light. A galleried landing overlooks the entrance hall below while the floor-to-ceiling glazing captures views across the gardens and neighbouring farmland beyond.

The principal suite enjoys a wonderfully private position with windows overlooking the front, rear and side of the home. Soft carpeting and generous proportions create a calm, restful atmosphere while the en-suite bathroom features both a separate bath and shower alongside elegant tiled finishes.



*“There’s a stillness here that’s hard to describe. You wake to birdsong, open views and the feeling of being completely removed from the world outside.”*



## Room For Everyone

Four further double bedrooms are arranged across the first floor, each with fitted storage and their own en-suite bathroom. The accommodation has been designed with family life in mind, offering comfort and independence for both guests and older children.



# Gardens That Change With The Seasons

The grounds surrounding The Holt are every bit as captivating as the home itself. Landscaped across multiple levels, the gardens unfold gradually through lawns, terraces and established planting, each area offering a different perspective and atmosphere. The grounds offer space for the entire family to enjoy, whether it's children playing football on the lawn and sledging in the winter, or adults tending to the rose garden with a glass of wine.

Water flows gently through interconnected ponds and waterfalls arranged across two levels of the garden, bringing movement and tranquillity to the landscape. South-facing patios positioned beside the kitchen diner and sitting room provide ideal spaces for outdoor entertaining, morning coffee or relaxed summer evenings as the sun lowers across the fields.



*“Some of our happiest memories have been outside in the garden. Summer evenings with family, grandchildren playing on the lawns and the sound of the waterfall in the background.”*





Beyond the gardens, neighbouring farmland reinforces the home's remarkable privacy and connection to nature. It is a setting that feels deeply peaceful yet never isolated.





## Spaces to Create

The outbuildings and ancillary spaces offer exceptional versatility. Alongside the triple garage and tractor shed, a substantial studio sits above the garages with a balcony overlooking the gardens. Currently arranged as a gym, the space could equally become a creative studio, home office or multifunctional leisure space, adapting easily to changing lifestyles and future needs.

The Holt is ultimately a home shaped by three decades of family life, careful stewardship and a genuine love for its surroundings. Elegant yet welcoming, refined yet deeply practical, it offers the rare balance of classic country house living within easy reach of the region's major centres.



**The Holt**  
Total Approx. Floor Area 5886 Sq.ft.  
(546.8 Sq.M.)



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fixings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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# Ask the Owners

WHERE DO YOU GO WHEN YOU NEED...

- Place to Eat** The Shoulder of Mutton (2 min walk); The 3 Acres Inn, Emley (10 min drive)
- Walk** Many local public footpaths leading to numerous walks in the village
- Chemist** Thornhill Pharmacy (5 min drive)
- Milk** One Stop Thornhill (4 min drive)
- School** **Primary:** Overthorpe C of E Academy or Grange Moor Primary School (5 min drive)  
**Secondary:** Thornhill Community Academy (7 min drive)  
**Private:** Wakefield Grammar or Silcoates (20 min drive or buses run from Grange Moor)
- Gym** Big Box (13 min drive)
- Public Transport** Bus: services run regularly into Wakefield from Grange Moor & Thornhill.  
Train: via Wakefield to London (2 hours) Dewsbury to Leeds (12 min)
- Takeaways** Thornhill Chinese (5 min drive), Grange Moor Fisheries (3 min drive)
- Pub** The Shoulder of Mutton (2 min walk)
- POI** Yorkshire Sculpture Park (15 min drive), National Coal Mining Museum (8 min drive), The Hepworth (25 min drive)

## Finer Details

- Characterful yet modern large detached family home
- 3 reception rooms
- 5 double en-suite bedrooms
- Ground floor WC
- Landscaped south-facing gardens of around 2.5 acres
- Gated driveway with garage and outbuildings
- Spacious garden room/studio suitable for variety of uses such as gym, cinema room or office
- Elevated position with far reaching views
- Set in a semi-rural village location
- Great location for commuter links via M1 and M62
- Services: mains gas, electric & water; private drainage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# The Holt

Brestfield

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