



Briestfield Road, Briestfield, West Yorkshire, WF12 0PF

£850,000

Exceptional rural lifestyle home in 4 acres. Beautiful, south-facing valley views. 3000sqft house, plus outbuildings. Equestrian / smallholding potential. A very rare opportunity in this desirable location.

Dales & Shires
ESTATE AGENTS

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exceptional lifestyle home, which includes a large former farmhouse, outbuildings, beautiful gardens, paddocks and amenity land – all totalling an impressive 4 acres. Enjoying a most enviable location, with breathtaking, south-facing views of the scenic Howroyd Beck Valley. Features include: recently installed double glazing and new roof, central heating, plentiful natural daylight, two staircases, quality fixtures, a farmhouse style kitchen, log burner and exposed timbers & stonework. We anticipate this property will appeal to a variety of discerning buyers, and we advise an early viewing to avoid missing this opportunity, and to appreciate the location, lifestyle, land, space, presentation, grounds and further potential.

PROPERTY SUMMARY

The accommodation includes 5 bedrooms, 4 reception rooms, a large dining kitchen, utility and 3 bathrooms. Externally, the extensive grounds offer vast lifestyle options and include lawns, stone flagged seating areas, a large pond and 2 paddocks. There are also 2 stone outbuildings, ideal for a variety of uses, as well as various other sheds and stores.

LOCATION

This highly desirable, picturesque and rural location is just a few hundred metres from the popular village of Bristfield which has a popular pub and restaurant. It is also highly convenient for access to everyday amenities and transport links: Wakefield, Horbury, Mirfield, Dewsbury and Huddersfield are each a short drive away, and offer an extensive array of shops, supermarkets, schooling, restaurants, pubs and cafes. The M62, M1 and A642 are all accessible for commuting, the East Coast Mainline from Wakefield or Doncaster for links to London, Leeds and beyond and regional railway lines to Manchester and York from Dewsbury.

DIRECTIONS

Sat Nav location: WF12 0PF.

GROUND FLOOR

Central entrance hallway. Main staircase upwards and downstairs cloakroom.

Dining Kitchen 21' 2" x 13' 3" (6.45m x 4.04m)

A large and homely farmhouse style kitchen with Aga, island and family dining area. Two sets of French doors and windows to three sides.

Utility & Pantry

Ideal for laundry, pets and muddy boots.

Lounge 1 18' 3" x 15' 6" (5.56m x 4.72m) max.

Spacious reception with stone fireplace and dual aspect log burner, through to the dining room.

Lounge 2 15' 3" x 13' 11" (4.64m x 4.24m)

Spacious reception room with dual aspect windows.

Dining Room 15' 9" x 13' 10" (4.80m x 4.21m)

Well-proportioned formal dining room.

Office / Snug 15' 11" x 8' 4" (4.85m x 2.54m)

A useful additional room, ideal for cosy seating or home working.

CELLAR

Steps down to a small cellar space, ideal as a wine store.



FIRST FLOOR

Large, L shaped landing.

Bedroom One 21' 9" x 14' 0" (6.62m x 4.26m)

An impressively large main bedroom with windows to three sides, and French doors to a Juliet balcony.

En-Suite 1

Bath suite, plus separate shower.

Bedroom Two 13' 11" x 11' 8" (4.24m x 3.55m) L shaped.

Large L shaped double bedroom.

En-Suite 2

Bath suite.

Bedroom Three 15' 0" x 12' 6" (4.57m x 3.81m)

Large double bedroom with fitted wardrobes.

Bedroom Four 15' 11" x 9' 0" (4.85m x 2.74m)

Double bedroom.

Bedroom Five 11' 6" x 5' 1" (3.50m x 1.55m)

Single sized bedroom plus adjoining store/seating/wardrobe space.

Bathroom

Large family bathroom with corner bath suite and separate shower.



Ground Floor
Approx. 141.6 sq. metres (1524.0 sq. feet)



First Floor
Approx. 127.6 sq. metres (1374.0 sq. feet)
(excluding Balcony)





OUTSIDE

The extensive and splendid grounds offer virtually everything one could want from a rural home lifestyle. There are huge lawns, expansive stone flagged seating areas, a large nature pond, flowering borders and established trees and shrubs. In addition to the 0.8 acre formal gardens, there is a large field/paddock extending to c2.9 acres and a smaller paddock of 0.3 acres. To the front of the house is a driveway and parking area, able to accommodate multiple cars and larger vehicles.

Outbuilding (Studio)

A 330sqft space, currently laid out and decorated as a semi-self-contained annexe. This building would make an ideal guest annexe, home office, hobby/art studio or gym.

Outbuilding (Stable/Store)

200sqft. Ideal as stables or a garden workshop/machinery store.

Tenure: Freehold.

Council Tax Band: G.

These details were prepared / amended on: 24/03/2026

PROPERTY TO SELL?

We sell properties throughout Yorkshire and surrounding areas. We handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fee is competitive, and our terms are straight forward and user friendly – there are no hidden catches and no long contract tie-ins. We also don't charge any setting up fees or withdrawal fees.

Call us or visit dalesandshires.com for full details.

Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	89
England & Wales		EU Directive 2002/91/EC	

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