

PEAR TREE BARN, WINTERSETT LANE, WINTERSETT, WAKEFIELD, WF4 2EB



PROPERTY DESCRIPTION

In this beautiful rural village, we have an exciting opportunity to create a huge, fabulous home by the building of a new barn/ wing and garage block creating a fabulous courtyard around an existing virtually complete barn conversion already in situ with large grounds and long driveway. This opportunity to carry on with the major project or to simply sit back and enjoy what is already there is available for your decisions. The accommodation will briefly comprise impressive entrance hall, huge living dining kitchen with an adjoining sitting area, formal dining room, downstairs W.C., utility room, living room, snug, guest bedroom with ensuite, four bedrooms on the first floor level each with an ensuite, first floor cinema room, study/music room, annex cottage with living dining kitchen on the ground floor and en-suited bedroom on the first floor, home office with kitchen and W.C., triple garage completes the courtyard with workshop area and separate W.C.

The property is being marketed via the Best and Final Offers method, all bids are to be submitted to the selling agent's office no later than 12 noon on 12th of November 2026.

Best and Final Offers Over £500,000

DESCRIPTION

An exciting opportunity for two barns to create one magnificent home. One barn already in place and significantly renovated/ part done in terms of conversion. The other barn yet to be built together with the courtyard and tremendous garage block that completes this fabulous home. The long driveway and good amount of grounds, a home occupies a large plot in this delightful rural village. The plans drawn show the conversion of the existing barn and the building of a new barn to a similar design, being linked on the ground floor level and attached to a fabulous garage block. The accommodation is extensive; flexibility is obviously available due to the property has not yet being finished. The barn in place is a beautiful period barn with wonderful stonework, internal brick work and fabulous beams and is a little way from being ready to move into.

GROUND FLOOR ACCOMODATION

The accommodation drawn on the plans briefly comprises of a huge dining living kitchen leading off of the impressive entrance hallway. There is a utility room with a downstairs W.C., family room/sitting room, formal dining room, snug, large living room and ground floor guest bedroom with an ensuite. The house also offers a cinema room and study/music room on first floor.

FIRST FLOOR ACCOMODATION

Upon the first floor of the principal home, there are four bedrooms all served with ensuites, bedroom one also including a dressing room.

THE ANNEX COTTAGE

Two storey cottage with living dining kitchen on the ground floor, a downstairs WC large double bedroom ensuite and dressing room on the first floor and returning to the ground floor, a home office with W.C. and kitchen adjoining.

TRIPLE GARAGE

Triple garage with garage workshop and separate W.C., an extensive accommodation which is quite simply superbly designed and drawn but has a huge amount of flexibility. The option exists to create a home from the existing barn, which is virtually done, and live there happily ever after. The extension, of course, is something that can come later if need be.

GROUND FLOOR








CATERING 24
There when you need us
12oz
RW12
12ozkraft Ripple Cup
Case Qty: 500

FIRST FLOOR









OUTSIDE





DECISION NOTICE

www.wakefield.gov.uk

wakefieldcouncil

Planning Services

Application Number: 24/02239/FUL
Date of Application: 19 December 2024
Date Decision Issued: 4 September 2025

Service Director for Planning
Transportation and Strategic Highways:
Joe Jenkinson
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

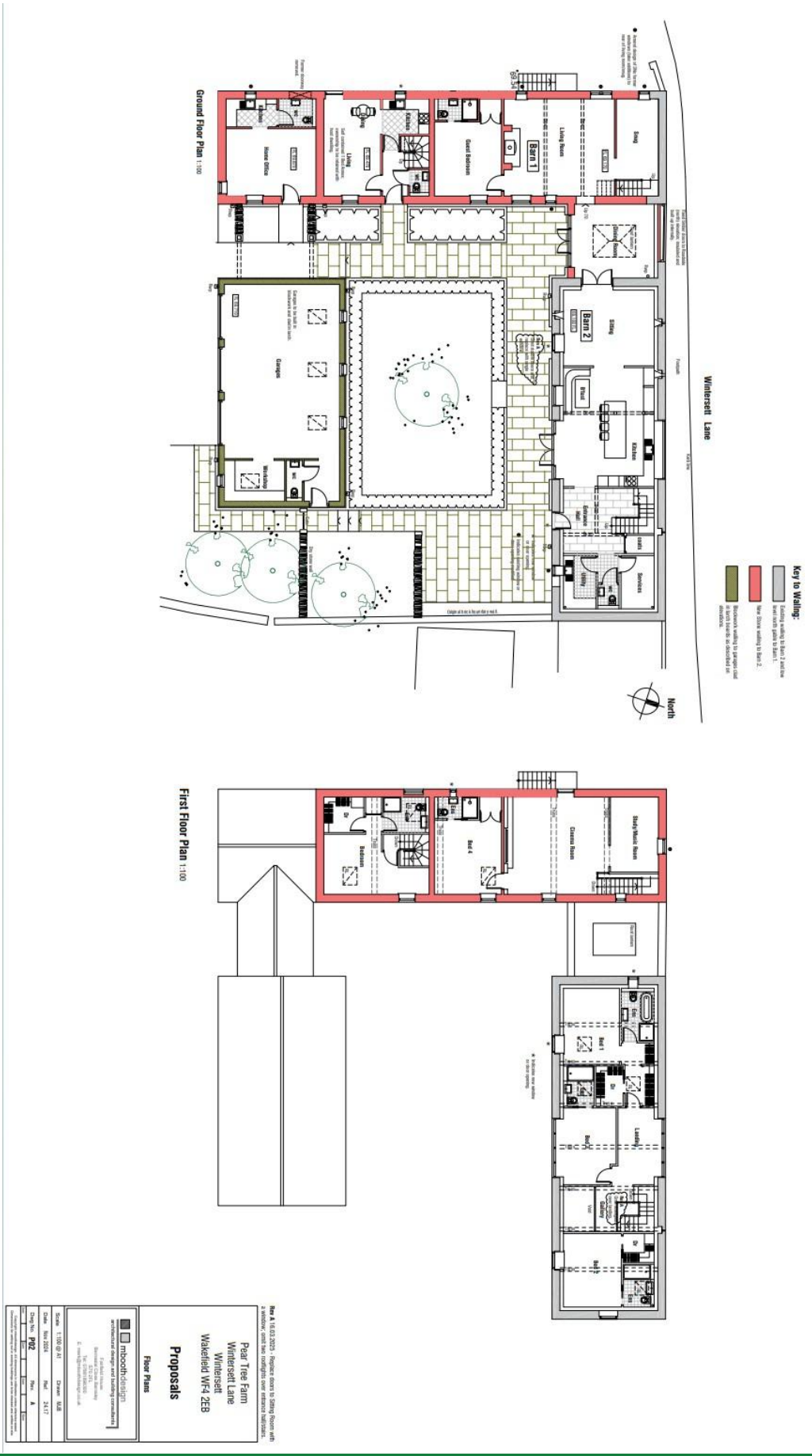
Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Grant of Planning Permission

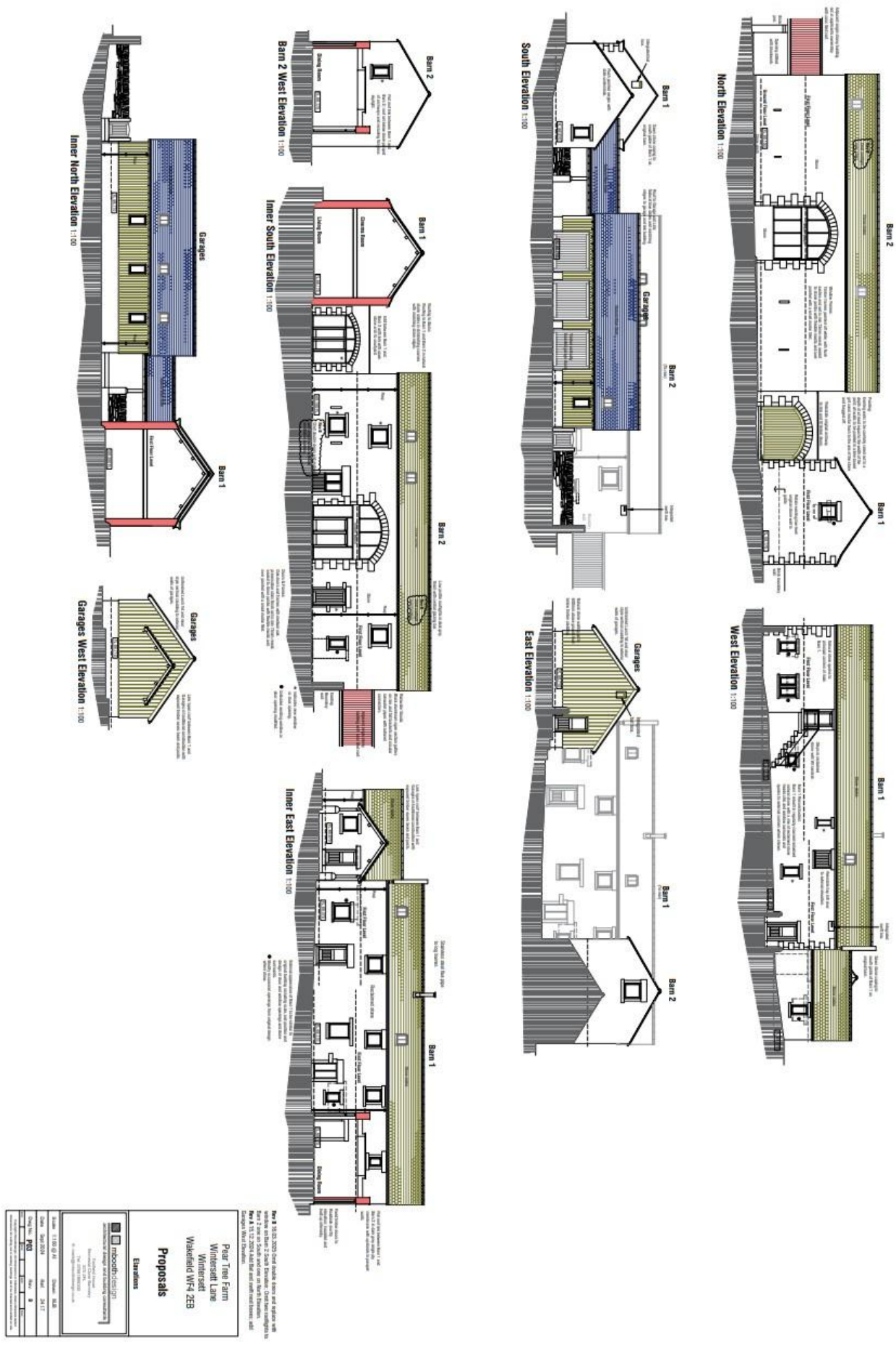
Description and Location of Application
Change of use and extension of building to form 1no. self-build dwelling

at: Pear Tree Farm Wintersett Lane Wintersett Wakefield WF4 2EB

PROPOSED FLOOR LAYOUT PLAN



PROPOSED ELEVATION



BARN SURVEY


Barn 2 East Elevation 1:100
Barn 2 West Elevation 1:100
North Elevation 1:100
South Elevation 1:100
West Elevation 1:100
Barn 1 East Elevation 1:100
Ground Floor Plan 1:100
First Floor Plan 1:100
Wintersett Lane
North
Barn 1
Barn 2
Pear Tree Farm
Wintersett Lane
Wintersett
Wakefield
WF4 2EB
SURVEY
Barns - Plans & Elevations
mboothdesign

ADDITIONAL INFORMATION

EPC rating – N/A
Property tenure – Freehold
Local authority – Wakefield Metropolitan District Council

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave 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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FREE VALUATIONS
If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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

MAILING LIST
Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE
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.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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 29/09/2026

PROPERTY VIEWING NOTES

Simon Blyth
ESTATE AGENTS



MAIN CONTACTS

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