



Birstall
CHURCH LANE



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A short walk from the historic St Peter's Church, 186 Church Lane sits with quiet assurance along one of the area's most characterful settings. Built in natural stone within a conservation area, its presence feels both timeless and deeply rooted, shaped by traditional craftsmanship and a clear, personal vision.





A HOME WITH CHARACTER

This is a home created by hand as much as by design. The current owner, a skilled joiner, has brought a level of care and material understanding that reveals itself in every detail, from the stone mullions and corbels to the weight and texture of the flagged roof above.

A timber five-bar gate opens onto a broad driveway, where there is space for several cars and access to an oversized garage with workshop potential. The setting carries a gentle sense of retreat, with greenbelt land close by, offering a welcome balance between village character and everyday convenience.

Inside, the mood is immediate and reassuring. A beautifully crafted boot room sets the tone, with bespoke cabinetry and a practical elegance that speaks to the way the home has been lived in and cared for.



THE HEART OF THE HOME

The kitchen, dining, and living space unfolds with quiet confidence. Slightly elevated, it feels distinct yet connected, a place where daily life gathers naturally. Bespoke cabinetry is paired with a considered suite of integrated appliances, including an oven, microwave, fridge freezer, dishwasher, and induction hob, allowing the space to function as beautifully as it looks.





“It’s a great space for having people around, whether it’s a few friends or a full family party, especially in summer with the terrace just outside.”

Light moves easily through the room, drawn towards the terrace and garden beyond. A stable door opens directly onto the elevated terrace, offering an easy connection to the garden and allowing the seasons to shape the atmosphere within. The media wall introduces a contemporary note, sitting comfortably alongside the home’s more traditional elements.

A separate utility room continues the sense of order, with fitted storage and a discreet WC, ensuring the practicalities of everyday life remain quietly in place.



"In winter, the fire's on and it feels completely still in here. It's the room I always come back to at the end of the day."

A ROOM FOR SLOWER EVENINGS

Through glazed French doors, the sitting room offers a gentle contrast. Here, the pace softens. A stone fireplace with open fire forms the focal point, framed by bespoke cabinetry and views across the south-facing garden.

The light shifts throughout the day, settling into a warm, ambient glow as evening draws in. It is a room that invites pause, whether for conversation or quiet reflection.





“It’s peaceful up here. You wake up to the garden, and it feels like your own space away from everything.”

A PRIVATE RETREAT ABOVE

Upstairs, the galleried landing leads to the principal suite, where calm and comfort sit in easy balance. Fitted wardrobes keep the space considered and uncluttered, while the outlook across the garden enhances the sense of privacy.

The en-suite is generous and well composed, with both bath and separate shower, finished in a blend of marble-effect and wood-effect tiling that feels both contemporary and enduring.





QUIET CORNERS AND FLEXIBLE ROOMS

A further double bedroom enjoys views across the rear garden and offers a comfortable, well-proportioned space for guests or family.

A separate single bedroom looks out to the front and lends itself equally well as a study or a more intimate sleeping space.

Serving these two rooms is a family bathroom, finished to the same thoughtful standard as the en-suite, with both bath and separate shower.





A HOME WITHIN A HOME

The annexe sits alongside the main residence, designed with independence in mind while remaining visually connected. With its own entrance, it offers an open-plan kitchen, living, and dining space, complete with wooden units, breakfast bar, and induction hob. A rear door leads to the shared elevated terrace.

A double bedroom with fitted wardrobes looks out towards the terrace and garden, while the bathroom features both bath and separate shower, finished with distinctive stone pebbled flooring.

There is the option to reconnect the annexe internally, allowing it to become part of the main home once more if desired. A separate boiler ensures it can function entirely on its own terms, making it well suited to multi-generational living or longer-term guests.



A GARDEN WITH PRESENCE

The garden has been shaped to offer both structure and enjoyment. An elevated terrace stretches across the rear of 186 Church Lane, finished with a resin surface and glazed balustrade, creating a natural setting for outdoor dining and relaxed afternoons.

Steps lead down from the terrace to a generous lawned area, open and inviting, offering space for play or quiet retreat. Beyond, the garden rises again to a more defined setting, where a patio sits in front of the garden studio, creating a natural place to gather.





“It’s where everyone ends up. Whether it’s a quiet drink or a full evening with friends, it always feels like an occasion.”

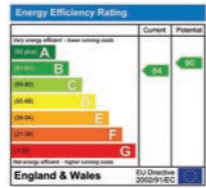
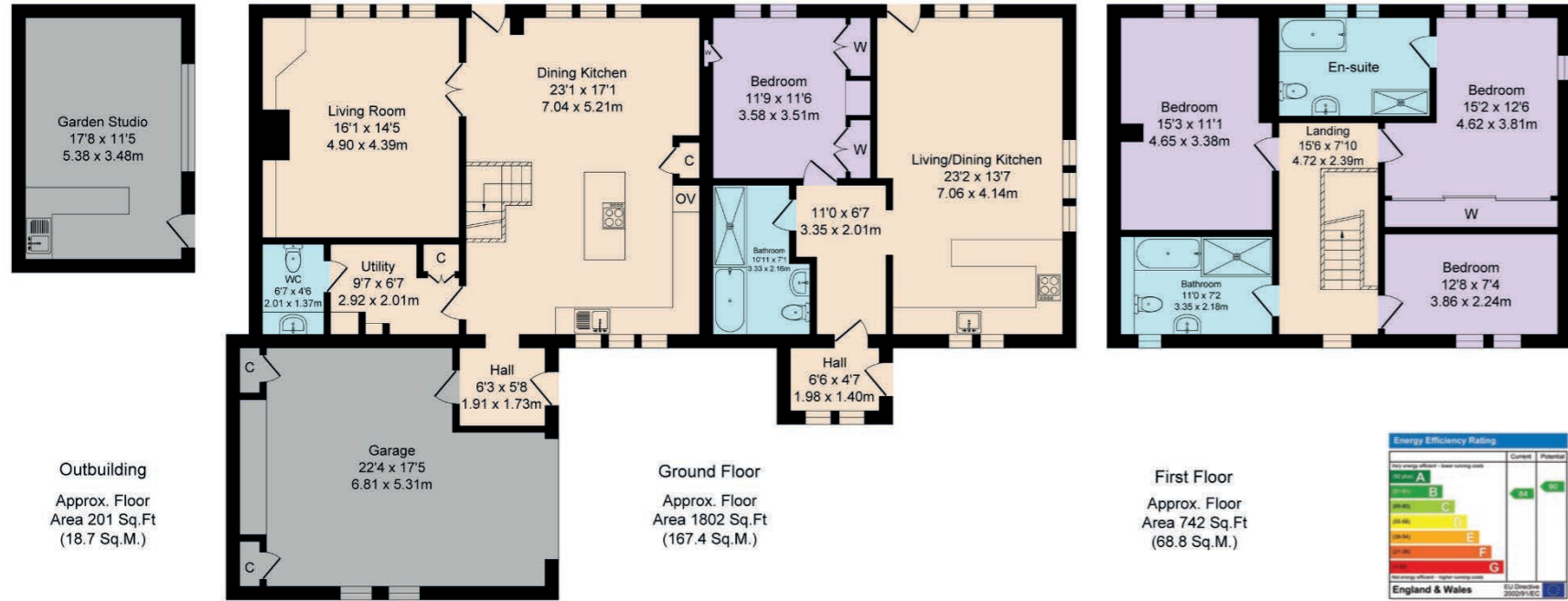
Currently arranged as a private pub and known, with a touch of humour, as The Pheasant Plucker, the studio has been fitted with a bespoke bar, log burner, and seating, with power throughout. It is a space designed for hosting, yet equally suited to life as a home office, gym, or summerhouse.

Besides the patio is a raised lawn, where a waterfall feature introduces movement and a gentle soundtrack. The surrounding banking and neighbouring greenbelt provide a welcome sense of privacy and space.



Total Approx. Floor Area 2745 Sq.ft. (254.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Tesco Express, Smithies Lane
(2 min drive)



CHEMIST:
Blackburn Road Medical Centre
(9 min walk or 2 min drive)



WALK:
Oakwell Hall & Country Park
(19 min walk)



GYM:
MP Fit Gym
(4 min drive)



PUB:
The Black Bull Inn
(2 min walk)



PLACES TO EAT:
Junction 27 with a variety
of restaurants (7 min drive)



TAKEAWAYS:
Panda Country (3 min drive);
Spices & Rices (8 min drive)



POI:
Oakwell Hall & Country Park
(19 min walk), St Peters Church
(3 min walk)



PUBLIC TRANSPORT:
Regular buses to Cleckheaton, Leeds
& Bradford within a few minutes walk;
Morley Rail Station (13 min drive) to Leeds,
Huddersfield & Manchester



LOCAL SCHOOLS:
Birstall Primary Academy (13 min walk or 2 min
drive); Batley Grammar School (7 min drive);
BBG Academy (5 min drive)



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FINER DETAILS

- Detached stone-built modern home
- Adjoining 1 bedroom ground floor annexe with option to reintegrate into main home
- Perfect for multi-generational living
- 4 bedrooms (including annexe)
- 3 bathrooms & downstairs WC
- Bespoke fitted open-plan kitchen diner
- Generous south-facing garden with elevated terrace & patio
- Garden studio suitable for variety of uses (mains serviced)
- Large gated driveway for several cars with integral garage
- Bespoke furniture fitted throughout
- All mains services



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186 Church Lane, Birstall WF17 9NX

presented by



/// WHAT3WORDS: calm.spicy.jokes

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