

**THE STABLES, HOME FARM, PARK LANE, BRETTON, WAKEFIELD, WF4**







## PROPERTY DESCRIPTION

A LARGE, BEAUTIFULLY CONVERTED BARN WITH AN ACCOMODATION THAT IS SURE TO PLEASE, NOT ONLY DUE TO ITS SIZE AND SUPERB SPECIFICATION BUT ALSO DUE TO ITS OPEN PLAN LAYOUT. WITH SUBSTANTIAL WINDOWS INCLUDING BI-FOLD DOORS THAT GIVE STUNNING VIEWS OUT OVER THE GARDENS, NEIGHBOURING FARMLAND AND CRICKET GROUND IN THE DISTANCE. WITHIN THIS GREAT COMMUTER LOCATION AND LOCATED OFF PARK LANE, THE HOME HAS PARKING FOR APPROXIMATELY SIX VEHICLES, AN INTERGERAL GARAGE, WONDERFUL OPEN PLAN LIVING DINING AREA WITH VIEWS TO BOTH FRONT AND REAR, GROUND FLOOR STUDY, LARGE UTILITY ROOM, DOWNSTAIRS W.C. AND LOVELY SITTING ROOM, ALL ACCESSED FROM AN IMPRESSIVE ENTRANCE HALL. TO THE FIRST FLOOR THERE ARE FOUR DOUBLE BEDROOMS, TWO OF WHICH ARE BEDROOM SUITES WITH BOTH DRESSING AREAS AND ENSUITES, LUXURY HOUSE BATHROOM, AND DELIGHTFUL GARDENS.

**Offers Over £950,000**

## GROUND FLOOR

### ENTRANCE HALL

Within the former barn arch a fabulous combination of windows and timber and a glazed door provide a beautiful access point through to this wonderful property's accommodation. Exceptionally large with a beautiful limestone flooring with under floor heating, as is throughout the home. This hallway gives a taste of everything that is about to be seen. There is exposed antique brickwork, a beautiful oak staircase, oak display shelving and fabulous oak doors. The limestone floor is a superb feature and sets the tone in terms of quality and style. An oak door gives access to an understairs storage cupboard and a further oak door leads through to the downstairs W.C.





### DOWNSTAIRS W.C.

Measurements - 6'2" x 3'8"  
(1.89m x 1.11m)

With a continuation of the limestone flagged flooring, this is decorated superbly and has a particularly high ceiling height with inset spotlighting, an extractor system, concealed cistern W.C., stylish wash hand basin with cupboards beneath and mixer tap above. There is a heated towel rail in chrome and two wall light points.



### SITTING ROOM

Measurements - 19'10" x 24'0" (6.05m x 7.31m)

A further oak door leads through to the sitting room. A magnificent room that is perhaps only best appreciated when viewed. The photographs do struggle to get across the style and the size. Once again, the room has a very high ceiling height with inset spotlighting to the ceiling. The room has windows to both the front and rear providing a good amount of natural light and pleasant views. The fabulous broad chimney breast has a delightful, raised stone flagged hearth, antique brick fireplace with display/log niches and beautiful cream log burning stove. There are provisions for a wall mounted TV above and to either side of the fireplace there are fabulous deep display plinths with storage cupboards beneath and library style display shelving of exceptional quality reaching up towards the ceiling with inset spotlighting. The room is a tasteful room with delightful fittings and has four wall light points.





## LIVING DINING KITCHEN

Living area measurements - 15'5" x 11'0" (4.70m x 3.36m)

Kitchen and dining area measurements - 15'5" x 11'0" (4.70m x 3.36m)

## LIVING AREA

An oak door leads through to the outstanding living dining kitchen. This is beautifully presented, has a substantial beam to the ceiling, windows and glazed door gives access out to the rear gardens. There is inset spotlighting to the ceiling and the living dining kitchen has a continuation the beautiful limestone flagged flooring.



## KITCHEN AREA

A stunning area with bi-folding doors giving views and direct access out to the limestone flagged terrace. There are beams to the ceiling, inset spotlighting and three ceiling light points over the very large island unit. This, with beautiful working surfaces, has an additional glazed breakfast bar. The island unit is of an enormous size and has an inbuilt oven and induction hob. There is also the usual drawers and cupboards, and to one side there is a wine fridge. The principal run of units are to be found at both the high and low level incorporating a great amount of space. There is also an integrated microwave, integrated dishwasher, integrated bins and a powder blue AGA with a three-oven design, two chrome hot plates and an extractor fan canopy above. There are also further storage cupboards of a pantry style with housing for an American style fridge freezer.



The Stables, Home Farm, Park Lane, Bretton, Wakefield, WF4



## DINING AREA

The dining area is attractively presented, has antique stonework on display and has provisions for a wall mounted TV. An attractive oak stable door leads through to the utility room and study/home office.



**STUDY/HOME OFFICE**

Measurements - 10'4" x 11'0" (3.15m x 3.36m)

The home office has a continuation of the beautiful limestone flagged flooring with under floor heating. It is well appointed has inset spotlighting to the ceiling and a window giving an outlook to the courtyard side.



**UTILITY ROOM**

*Measurements - 16'5" x 11'0" (5.01m x 3.36m)*

The utility area is a fabulous space with a glazed double period style door providing access out to the gardens. There is a wonderful array of inbuilt units with attractive working surfaces and inset stainless steel sink unit of Franke design. There is plumbing for an automatic washing machine, space for a dryer and a further integrated fridge and cloaks storage cupboard. A personnel door leads through to the garage, details of which are to follow.



## FIRST FLOOR

### FIRST FLOOR LANDING

From the entrance hall a beautiful oak staircase rises to the impressive first floor landing. This has beams on display, a loft access point, inset spotlighting, a chandelier point and wall light points. There is also a very large storage/airing cupboard.



## BEDROOM ONE

*Bedroom measurements - 16'5" x 11'0" (5.01m x 3.36m)*

*Dressing area measurements - 6'9" x 5'4" (2.05m x 1.63m)*

An exceptional large double bedroom, beautifully presented with a feature wall with a high ceiling height, inset spotlighting, windows to two sides, one of which is particularly characterful. The bedroom has a broad opening through to the dressing room. As the photographs suggest this is beautifully appointed with full high quality robes that reach up to the ceiling height, are on both sides of the room and are superbly fitted with integrated shelving and drawers. A doorway leads through to the en-suite.





## BEDROOM ONE EN-SUITE

Measurements - 7'5" x 11'0" (5.01m x 3.36m)

Beautifully appointed, the en-suite has a very high ceiling height with inset spotlighting, an extractor system and a stunning beam on display. The en-suite is fitted with a three piece suite which comprises of a wet room style shower with fixed glazed screen, American style shower head and additional microphone shower, illuminated display niche, wall mounted concealed cistern W.C. once again with illuminated shelving above and fabulous vanity unit with pull out drawers, working surface and standalone ceramic sink with mixer tap above. There is a shaver socket, illuminated mirror, a variety of lighting points and an attractive window giving a pleasant outlook to the front. There is appropriate tiling to the floor and to the full ceiling height and a heated towel rail in chrome.



## BEDROOM TWO

Bedroom measurements - 19'4" x 11'5" (5.89m x 3.47m)

Dressing area measurements - 7'4" x 6'6" (2.24m x 1.98m)

A similar size room once again with a lovely outlook to two sides. There is inset spotlighting to the ceiling, a beam on display, provisions for a wall mounted TV and an adjoining dressing area with inbuilt robes and a superbly high quality en-suite.





### BEDROOM TWO EN-SUITE

Measurements - 8'1" x 8'6" (2.46m x 2.59m)

Beautifully finished once again and has a superb vanity unit with cupboards beneath, inset wash hand basin, mirror, storage cupboards and spotlighting above. There is a concealed cistern WC, a stylish bath within a delightful surround with display shelving, a heated towel rail, inset spotlighting, a beam on display and a window giving a pleasant outlook over pleasing long distance rural views.





### BEDROOM THREE

Measurements - 15'9" x 11'5" (4.81m x 3.47m)

Yet again, bedroom three is a large double room with a pleasant outlook, high quality décor, beams on display, a bank of in-built robes, inset spotlighting to the ceiling and provisions for a wall mounted TV.

### BEDROOM FOUR

Measurements - 15'9" x 12'7" (4.81m x 3.84m)

Bedroom four is a double room with a pleasant outlook, high quality décor, beams on display, a bank of in-built robes, inset spotlighting to the ceiling and provisions for wall mounted TV.



## HOUSE BATHROOM

*Measurements – 8'5" x 8'6" (2.57m x 2.59m)*

Being particularly large and beautifully appointed, the house bathroom has ceramic tiled flooring, ceramic tiling to the full ceiling height to two walls, display shelving, a concealed cistern W.C. and a good sized bath with glazed shower screen with chrome fittings above. There is a broad vanity unit with storage cupboards beneath, an inset wash hand basin with mixer tap above, a shaver socket, twin wall lights, inset spotlighting to the ceiling and a heated towel rail in chrome.



## OUTSIDE

### EXTERNAL

The property has much more than might first be imagined to the front. There is a huge brick set driveway, attractive cobbling which provides parking for four or five motorcars and gives access to the property's integral garage. There is an additional parking space to the rear of the property with brick set surface and attractive boundaries.

### GARAGE

*Measurements – 19'11" x 14'0" (6.06m x 4.26m)*

The garage has an automatically operated up and over door, a personnel door through to the property's accommodation, is fitted with power, light and water and has plastered and painted walls.

### GARDENS

Perhaps best demonstrated by the photographs enclosed within this brochure, the gardens have been extremely well tendered and are superbly presented with beautiful sitting out areas, patios and terraces all superbly located in order to take full advantage of the setting. The principal setting, as previously described, is overlooked by the fabulous living dining kitchen's bi-folding doors. The garden is a garden of interest with well-established boundary fencing, borders and a delightful dry-stone wall acting as a back cloth. There is a good sized shaped lawn, a further sun terrace and an area wired for an external hot tub. There is also an area enclosed with useful garden shed and a further area with the air source heat exchanges.















## **ADDITIONAL INFORMATION**

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – G

## **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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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**

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## **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**

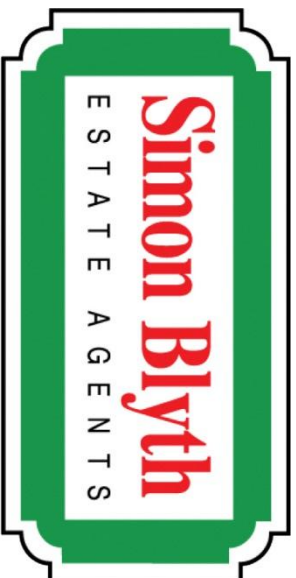
Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 03/07/26

### **PROPERTY VIEWING NOTES**



### MAIN CONTACTS

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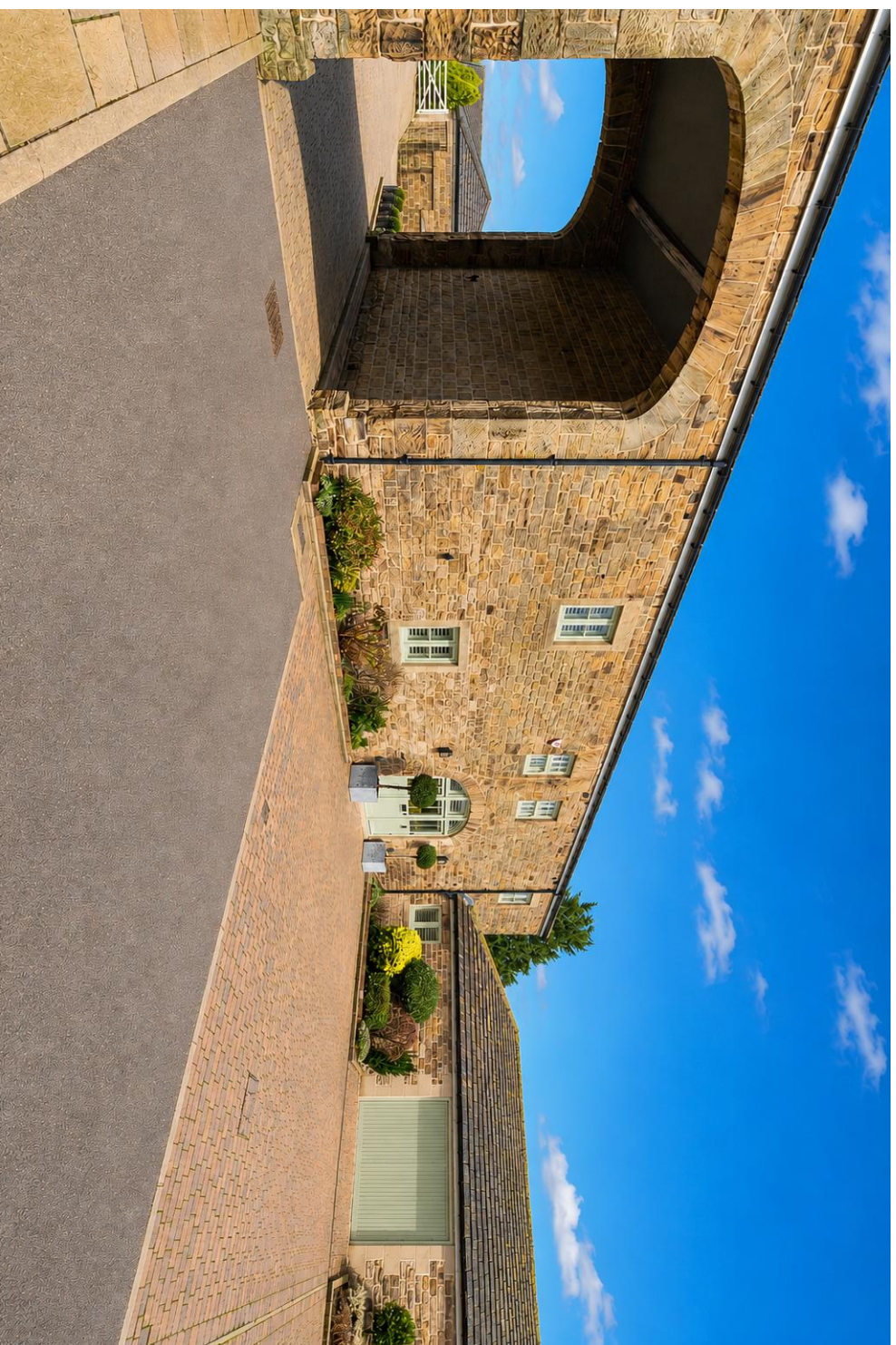
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