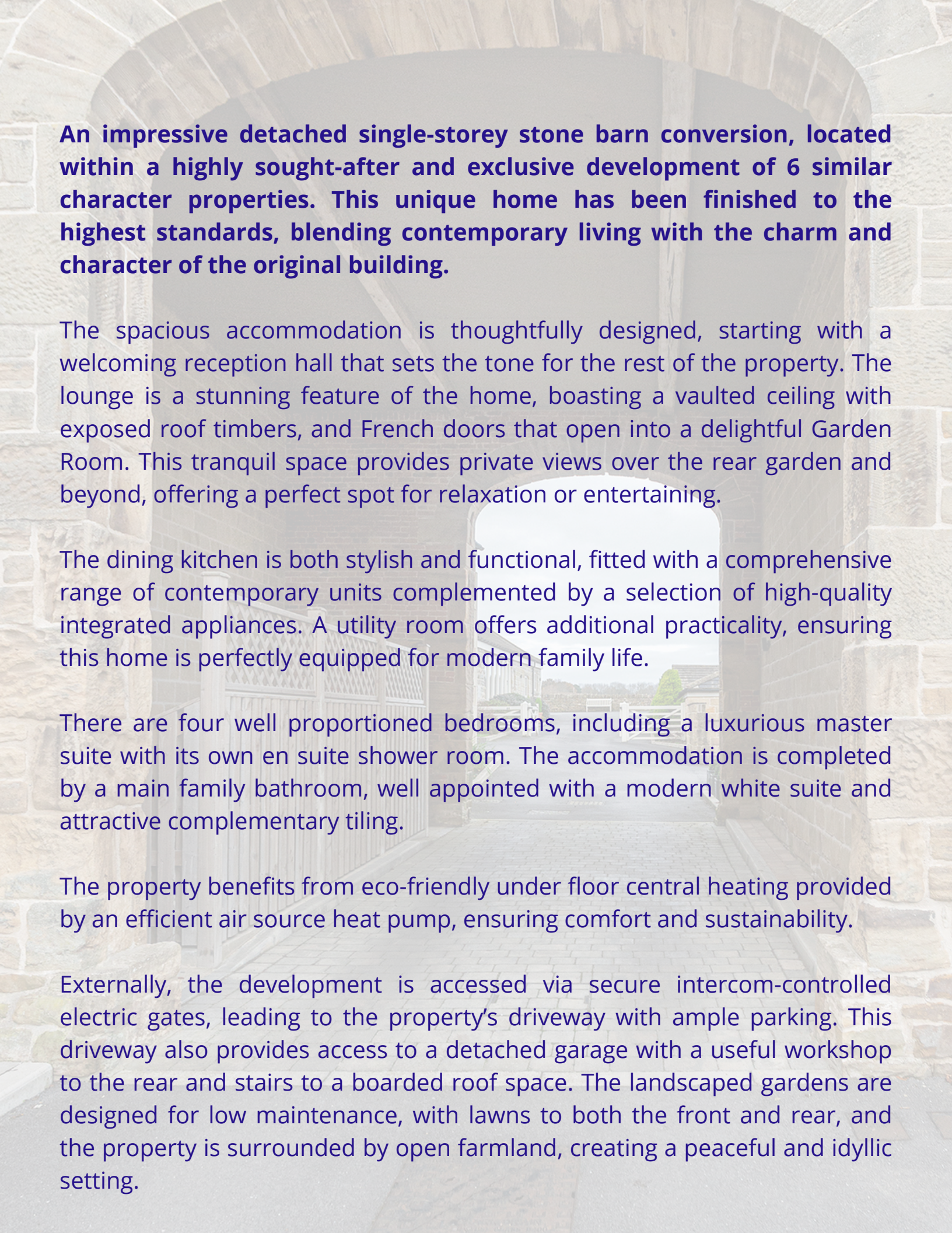


44 PARK LANE
WEST BRETTON
WAKEFIELD
WF4 4JT



HODSONS



An impressive detached single-storey stone barn conversion, located within a highly sought-after and exclusive development of 6 similar character properties. This unique home has been finished to the highest standards, blending contemporary living with the charm and character of the original building.

The spacious accommodation is thoughtfully designed, starting with a welcoming reception hall that sets the tone for the rest of the property. The lounge is a stunning feature of the home, boasting a vaulted ceiling with exposed roof timbers, and French doors that open into a delightful Garden Room. This tranquil space provides private views over the rear garden and beyond, offering a perfect spot for relaxation or entertaining.

The dining kitchen is both stylish and functional, fitted with a comprehensive range of contemporary units complemented by a selection of high-quality integrated appliances. A utility room offers additional practicality, ensuring this home is perfectly equipped for modern family life.

There are four well proportioned bedrooms, including a luxurious master suite with its own en suite shower room. The accommodation is completed by a main family bathroom, well appointed with a modern white suite and attractive complementary tiling.

The property benefits from eco-friendly under floor central heating provided by an efficient air source heat pump, ensuring comfort and sustainability.

Externally, the development is accessed via secure intercom-controlled electric gates, leading to the property's driveway with ample parking. This driveway also provides access to a detached garage with a useful workshop to the rear and stairs to a boarded roof space. The landscaped gardens are designed for low maintenance, with lawns to both the front and rear, and the property is surrounded by open farmland, creating a peaceful and idyllic setting.

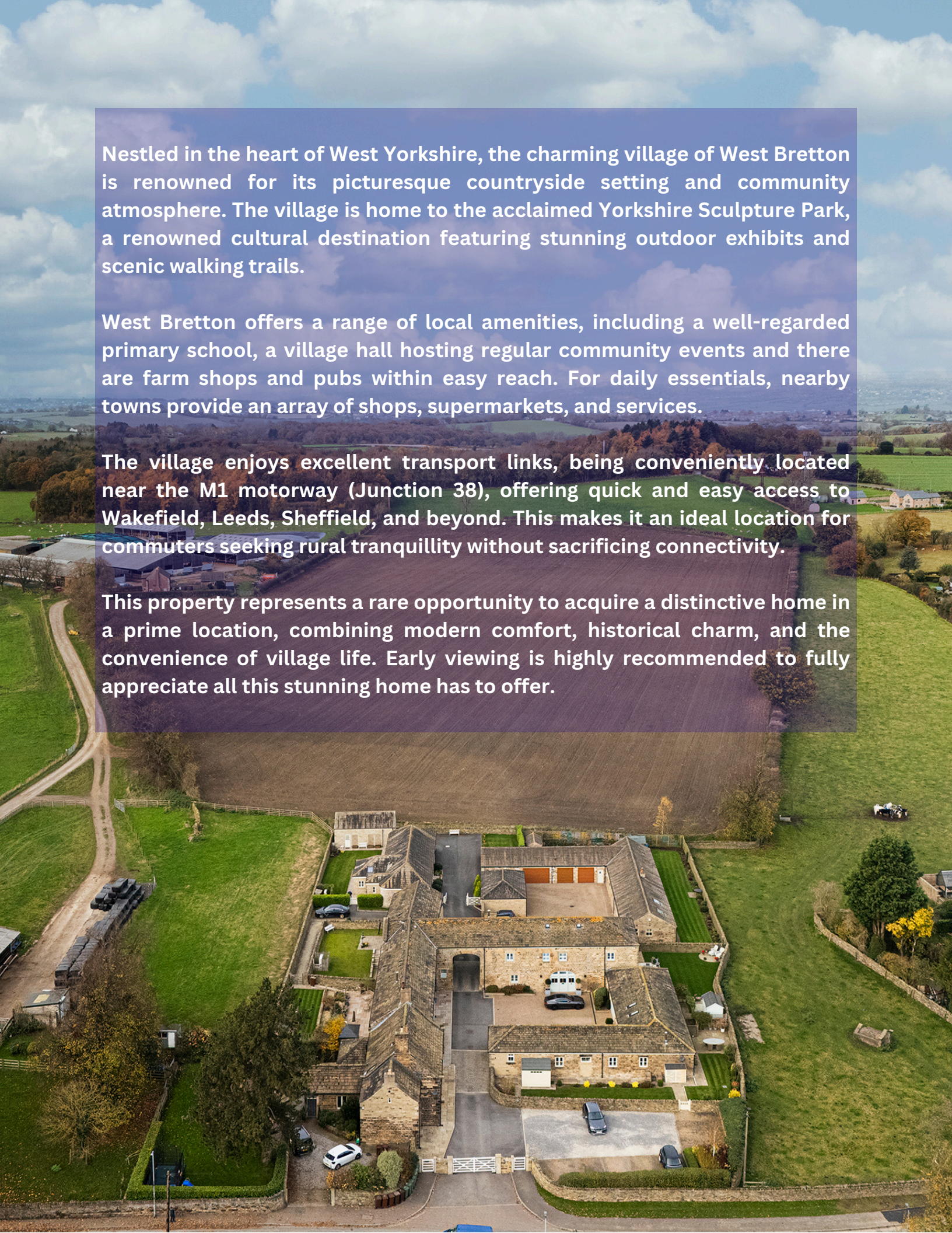










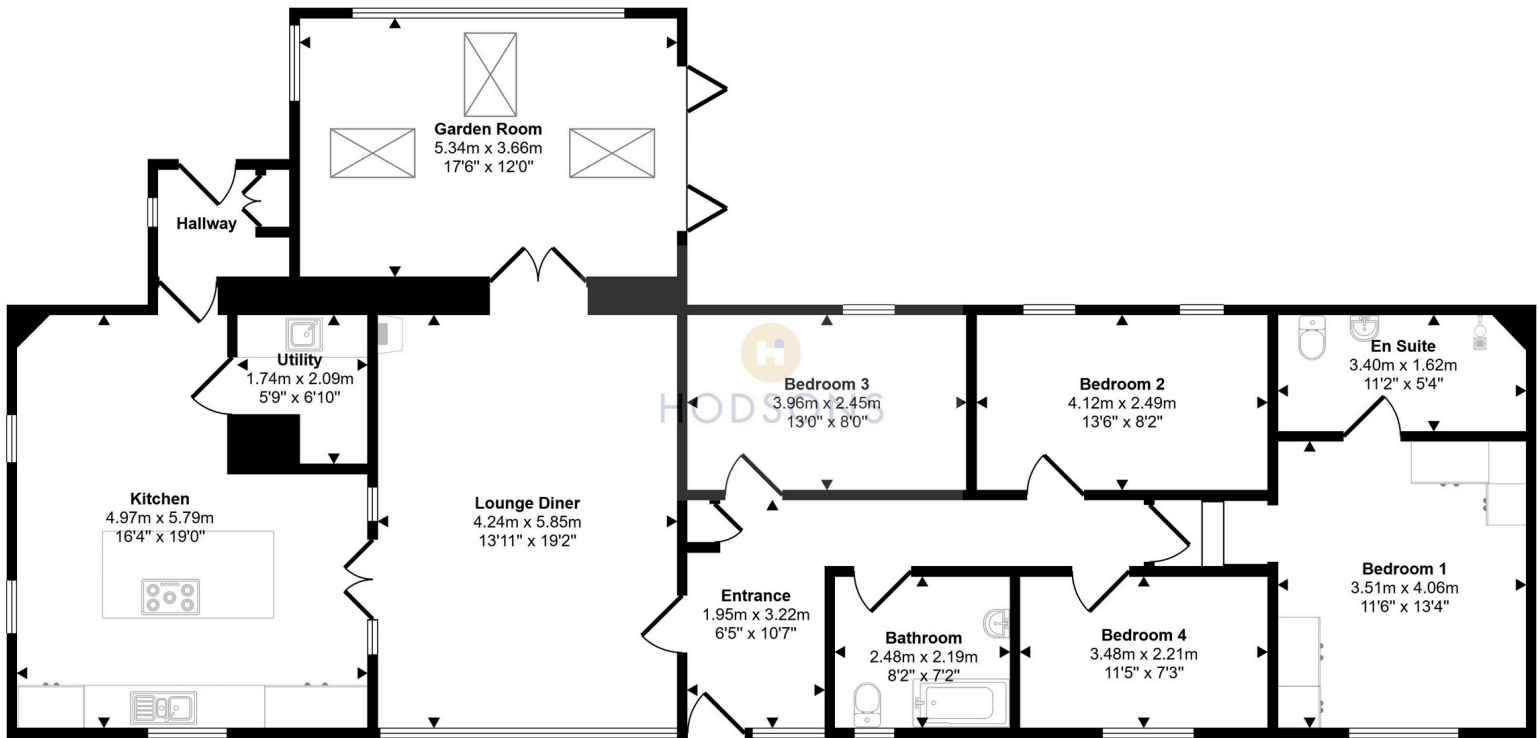
An aerial photograph of a large, multi-story stone farmstead or manor house. The building is constructed from light-colored stone and features a complex roofline with multiple gables and chimneys. It is surrounded by a well-maintained lawn and several paved areas, including a large central courtyard and a parking area with several cars. The property is enclosed by a stone wall and a white gate. In the background, there are rolling green hills, a dirt road, and a large field of dark brown soil, possibly recently plowed. The sky is blue with scattered white clouds.

Nestled in the heart of West Yorkshire, the charming village of West Bretton is renowned for its picturesque countryside setting and community atmosphere. The village is home to the acclaimed Yorkshire Sculpture Park, a renowned cultural destination featuring stunning outdoor exhibits and scenic walking trails.

West Bretton offers a range of local amenities, including a well-regarded primary school, a village hall hosting regular community events and there are farm shops and pubs within easy reach. For daily essentials, nearby towns provide an array of shops, supermarkets, and services.

The village enjoys excellent transport links, being conveniently located near the M1 motorway (Junction 38), offering quick and easy access to Wakefield, Leeds, Sheffield, and beyond. This makes it an ideal location for commuters seeking rural tranquillity without sacrificing connectivity.

This property represents a rare opportunity to acquire a distinctive home in a prime location, combining modern comfort, historical charm, and the convenience of village life. Early viewing is highly recommended to fully appreciate all this stunning home has to offer.



Ground Floor
Approx 154 sq m / 1659 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure This property is freehold. Please note there is an annual charge of £300 (as at November 2024) to cover the cost of maintenance to communal gardens, gates and driveways.

Services Connected to mains water, drainage and electricity. The central heating is provided via an Air Sourced Heat Pump

Council Tax Wakefield Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		