


5 COBBLER HALL  
BRETTON  
WAKEFIELD  
WF4 4LJ



HODSONS



**Set in a prime corner plot at the head of a cul-de-sac, this substantial four-bedroom detached home offers over 3,000 sq. ft. of living space, including a spacious one-bedroom annex, ideal for multi-generational living or guest accommodation. With beautiful gardens on all sides and open views across neighbouring fields, this is a fantastic opportunity to create a dream home in the sought-after village of West Bretton.**

The property would benefit from some modernisation, it boasts an impressive layout with versatile living spaces. The welcoming entrance hall leads into the central reception area, which includes a guest cloakroom. The main living space enjoys a double aspect layout, featuring a cosy lounge with a feature fireplace to the front and a dining area with patio doors opening to the garden. A charming garden room with a multi-fuel stove and French doors offers panoramic views of the gardens and fields beyond. The kitchen overlooks the rear garden, while a separate home office, a utility/boot room, and a ground floor bathroom complete the downstairs accommodation.

Upstairs, the impressive principal bedroom enjoys far-reaching views and benefits from a dressing room and en suite shower room. Three further well-proportioned double bedrooms are served by a modern four-piece family bathroom.

The self-contained annex is a fantastic addition, providing an ideal space for a dependent relative or independent living quarters. Accessed via the rear hallway, the first-floor accommodation includes a spacious living room, separate kitchen, double bedroom, and en suite bathroom.

Externally, the property enjoys mature gardens wrapping around all sides, offering privacy and stunning rural views. A double garage and driveway parking for two cars add further convenience.

Located in the heart of West Bretton, this home is within walking distance of the renowned Yorkshire Sculpture Park. The village of Bretton offers a well-regarded primary school, cricket club, and village hall, while the M1 motorway provides easy access to Leeds, Wakefield, Sheffield, and beyond. For those commuting further afield, Wakefield's excellent rail links make London easily accessible.

A rare opportunity to purchase a generous family home in a highly desirable location.

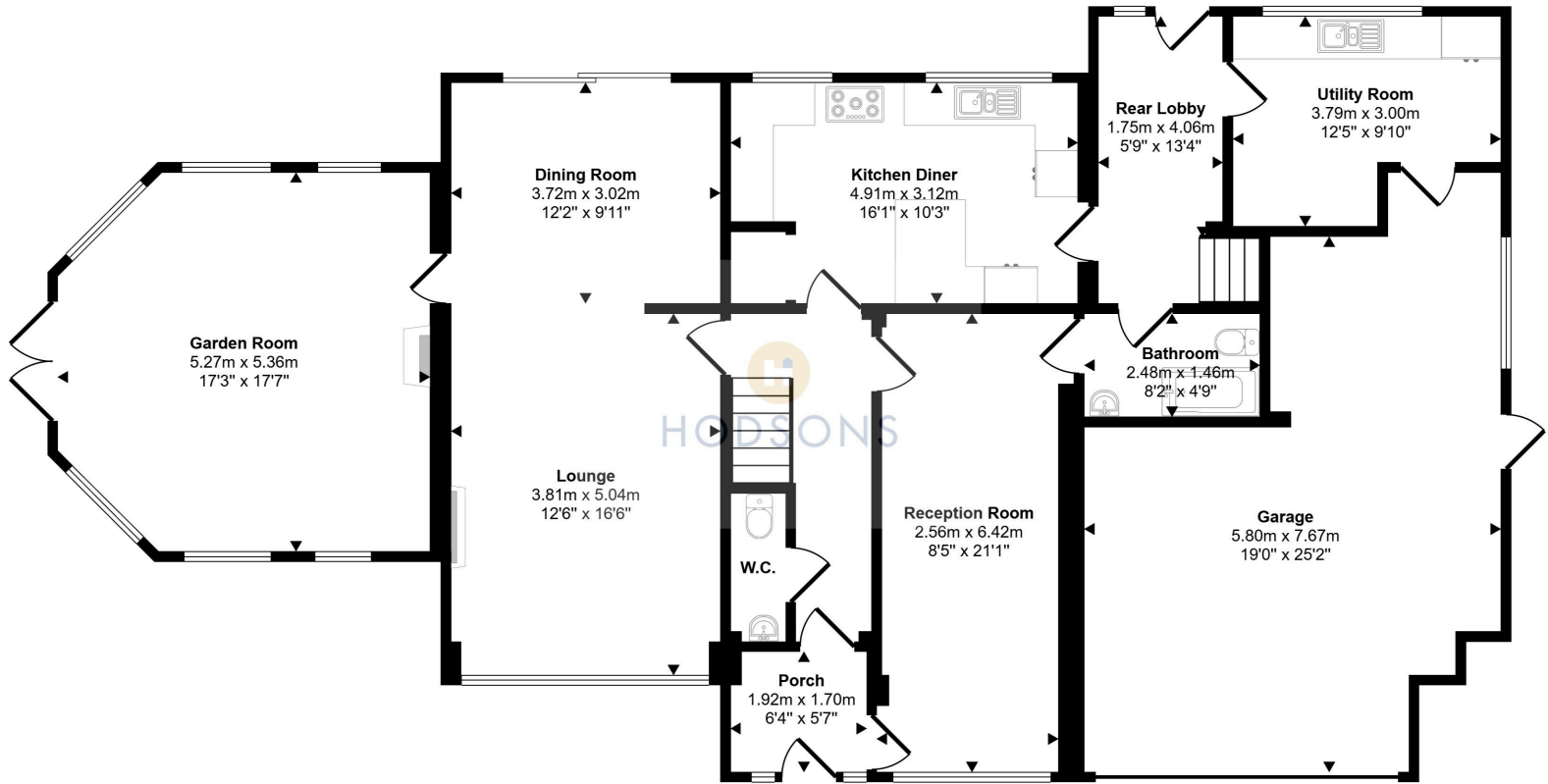




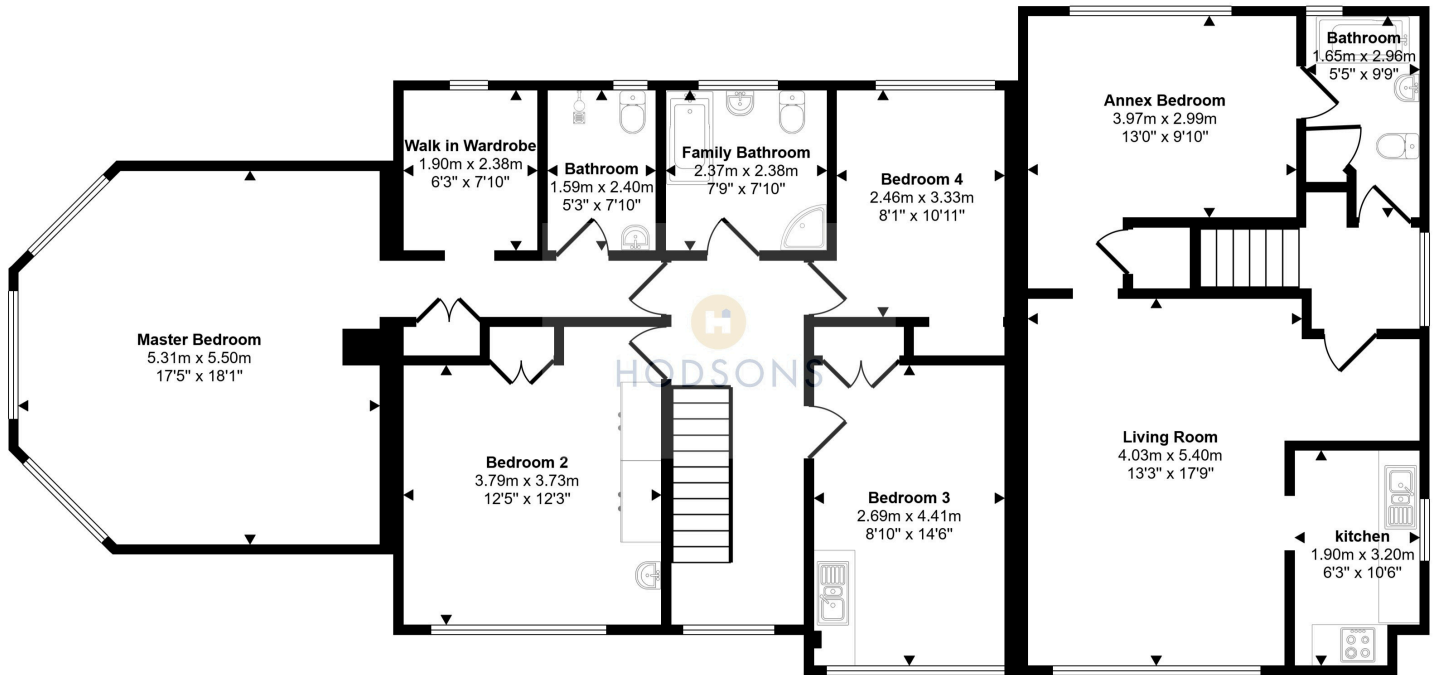
HomeAdvisor







Ground Floor  
Approx 170 sq m / 1827 sq ft



First Floor  
Approx 158 sq m / 1696 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.



**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - Connected to mains water, electricity, drainage. The central heating is provided by LPG**

**Council Tax - Wakefield Council Band E**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 61 D      |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements