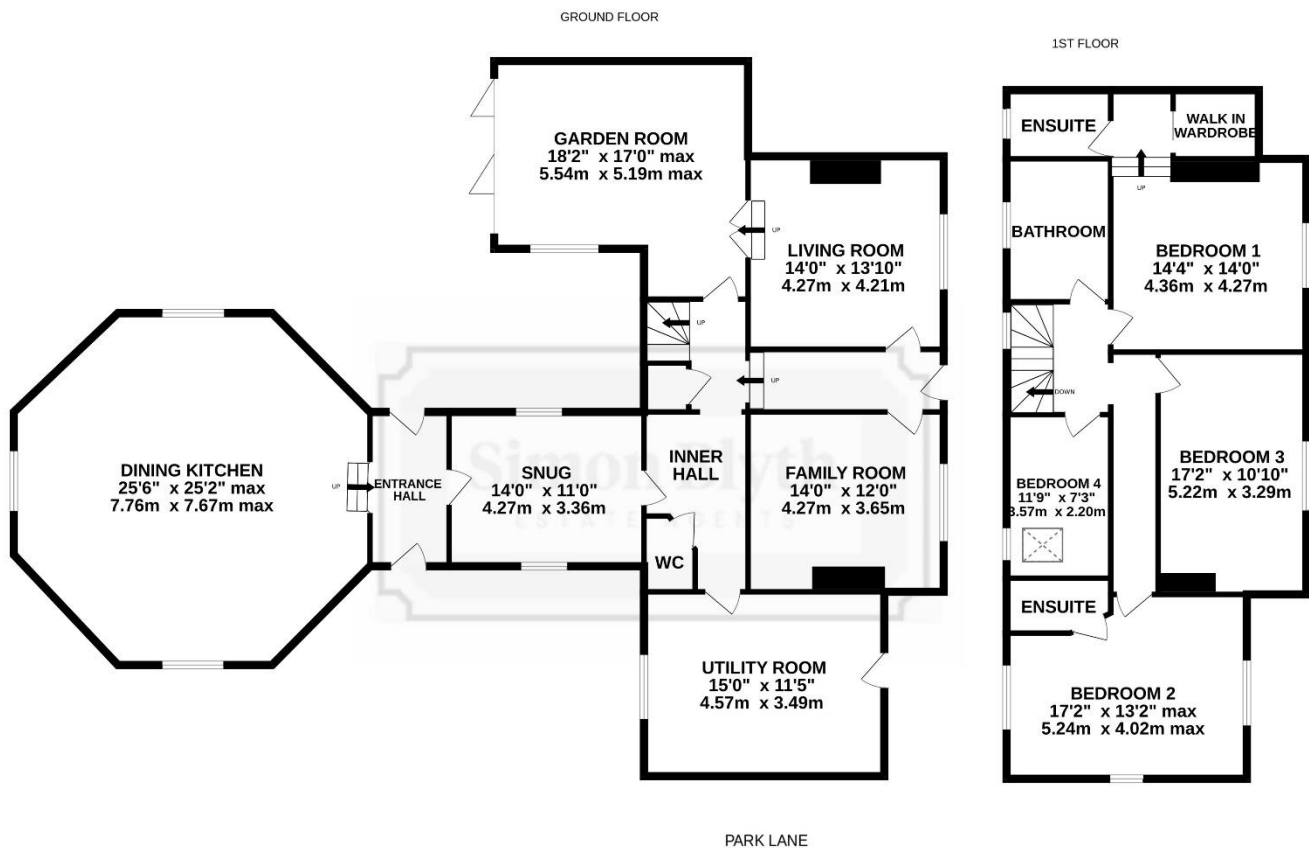




32 PARK LANE, BRETTON, WAKEFIELD, WF4 4JT



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PROPERTY DESCRIPTION

A RARE OPPORTUNITY TO OWN AN EXCEPTIONAL GRADE II LISTED HOME IN ONE OF WEST YORKSHIRE' MOST DESIRABLE LOCATIONS.

A Home steeped in history, lovingly reimagined.

Elegant, atmospheric, and filled with character, 32 Park Lane is a home like no other. With its unique architectural origins, beautiful restoration, and a superb location, it offers a rare chance to become the next custodian of a remarkable piece of Yorkshire's history - never before available as a private home

This beautifully restored Grade II listed home dates back to 1744. Originally designed by the esteemed architect William Wentworth as part of the Bretton Hall estate, the property is rich in heritage and architectural charm.

At its heart lies a striking octagonal kitchen, once a working dairy that served Bretton Hall. Now meticulously reimagined, this unique space forms the centrepiece of a home that celebrates its past while embracing the needs of modern living. Every room has been tastefully updated, decorated in timeless Farrow & Ball heritage shades, and appointed with high-quality fittings including bespoke solid oak joinery in every room of the house that complements its period character.

Offers Around £985,000

ENTRANCE HALL

Approached via the garden/driveway principal door, the original Yorkshire Stone flagged entrance hall offers a warm and characterful welcome, with a second original entrance at the rear. Original glazed panels, traditional ironmongery with original pull bell and bespoke panelling draw you into the home's unique layout, centred around the remarkable former dairy kitchen.



DINING LIVING KITCHEN

Measurements 25'6" x 25'2" (7.76m x 7.67m)

An exceptional space both architecturally and atmospherically, this octagonal room once served as the dairy to Bretton Hall. Now transformed into a luxurious open-plan kitchen and dining space, it retains an abundance of period detail - from the windows and ceiling height to the statement chandelier. A large island with breakfast bar, double Belfast sink, and a range oven, with hand made solid oak cabinets complete the picture. A show stopping space for daily living and entertaining alike





LIBRARY ROOM

Measurements – 14'0" x 11'0" (4.27m x 3.36m)

With double aspect windows, this library room is a cosy yet light-filled space again full of period detail - with ceiling height, chandelier point and original plaster work along with bespoke panelling and cabinets.



INNER HALLWAY

This, once again, is superbly presented. It has access to the downstairs W.C. which is well appointed. There is a useful under stairs storage cupboard, a delightful staircase with polished timber floor and the hallway continues through to the former farmhouse entrance door which displays the date stone above it externally.

GARDEN ROOM

Measurements – 18'2" x 17'0" (5.54m x 5.19m)

From the inner hallway, a doorway leads through to the sitting room/garden room. Another room that is perhaps best described by the photographs enclosed within this brochure. Beautifully presented in a delightful welcoming manner, this room is exceptionally large, has inset spotlighting to the ceiling, beautiful timber boarded flooring, a window to the side and full bank of bi-folding glazed doors giving direct access out and lovely views over the property's rear gardens and views beyond.



LIVING ROOM

Measurements – 14'0" x 13'10" (4.27m x 4.21m)

Twin glazed doors lead through to the living room. This also has a doorway from the entrance hallway. Beams, mullioned windows, and an antique brick fireplace with a multi-fuel stove lend this space undeniable charm. A peaceful retreat with an abundance of character.



FAMILY ROOM

Measurements – 14'0" x 12'0" (4.27m x 3.65m)

Across the hallway is this family room. Another elegant reception room with original brick fireplace and full-height chimney breast housing a cast iron multi-fuel stove and exposed beams, Mullioned windows to the front provide wonderful natural light and a pleasant outlook to the front courtyard.





UTILITY/BOOT ROOM

Measurements – 15'0" x 11'5" (4.57m x 3.49m)

A generous and highly functional space, this well-designed utility and boot room serves as a practical hub for daily life. With ample room for laundry appliances, built-in storage and cabinetry for household essentials. The boot room area provides a convenient drop zone for coats, muddy boots and outdoor gear - perfect for country living, and with its own external doorway to the courtyard.



FIRST FLOOR LANDING

The staircase turns and rises up to the first floor landing.

BEDROOM ONE

Measurements – 14'4" x 14'0" (4.36m x 4.27m)

A stunning principal bedroom with soaring ceilings, exposed beams and mullioned windows with views down Park Lane to the cricket field. Finished with Farrow & Ball tones and a central chandelier point.



BEDROOM ONE EN-SUITE

Steps lead up to a dressing area with large walk in wardrobe to one side and doorway through to the en-suite to the other. The en-suite is beautifully fitted and has a window giving a pleasant view, ceramic tiling, pedestal wash hand basin, low level W.C., an impressive shower with chrome fittings and an extractor fan.



BEDROOM TWO

Measurements – 17'2" x 13'2" (5.24m x 4.02m)

Once again, a large double bedroom with high gable window, inset spotlighting to the ceiling, provisions for a wall mounted TV, inset spotlighting and a door way gives access through to the en-suite. Double aspect windows provide views of both the garden and also down Park Lane towards the cricket field.



BEDROOM TWO EN-SUITE

The en-suite includes a corner shower, wall mounted wash hand basin, low level W.C., illuminated mirror, ceramic tiling where appropriate and a chrome heated towel rail/central heating radiator.

BEDROOM THREE

Measurements – 17'2" x 10'10" (5.22m x 3.29m)

Another large double bedroom with exposed beam, mullioned window with views down Park Lane towards the cricket field and neutral Farrow & Ball paintwork.



BEDROOM FOUR

Measurements – 11'9" x 7'3" (3.57m x 2.20m)

A good sized single room with two windows, one of which being a Velux window, beam on display, currently utilised as a home office and occasional bedroom.



HOUSE BATHROOM

Fitted with a four piece suite including double ended Villeroy & Boch bath, concealed cistern W.C., good sized shower cubicle with attractive fittings and a wash hand basin. There is a window giving a pleasant outlook across the garden, beautifully finished with ceramic tiling where appropriate and a beam on display.



OUTSIDE

In an elevated position within a beautiful former farm courtyard - now home to a select collection of sympathetically converted properties - 32 Park Lane enjoys both character and seclusion. A private timber-gated gravel driveway provides ample parking and turning space, with additional allocated spaces accessed via electronically operated courtyard gates.



GARDENS

The gardens wrap around three sides of the home and have been thoughtfully landscaped with shaped lawns, mature trees, shrubs and well-established boundaries. To the rear lies a beautifully private, stone-flagged terrace, accessible from both the garden room and entrance hallway - ideal for summer dining and peaceful moments outdoors.

LOCATION

32 Park Lane enjoys an enviable position in the sought-after village of West Bretton, surrounded by nature, art and elegant architecture.

To the right, you'll find scenic walks through Bretton Park and direct access to the world-famous Yorkshire Sculpture Park - where as a resident, you'll enjoy free entry to a stunning array of art, lakes, gardens and woodland trails.

Turn left and discover the charming local cricket ground with well-stocked bar open to the community.

Despite its rural appeal, the home is superbly connected - just five minutes from the M1 (Junctions 38& 39) and a short drive to Wakefield. From Wakefield Westgate Station, London King's Cross is under two hours away, making this the perfect home for those seeking both tranquillity and accessibility.









ADDITIONAL INFORMATION

Carpets, curtains and other extras may be available by separate negotiation. There is a fully connected smart alarm system and CCTV surrounding the property.

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – D

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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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

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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.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 28/07/2025

PROPERTY VIEWING NOTES

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