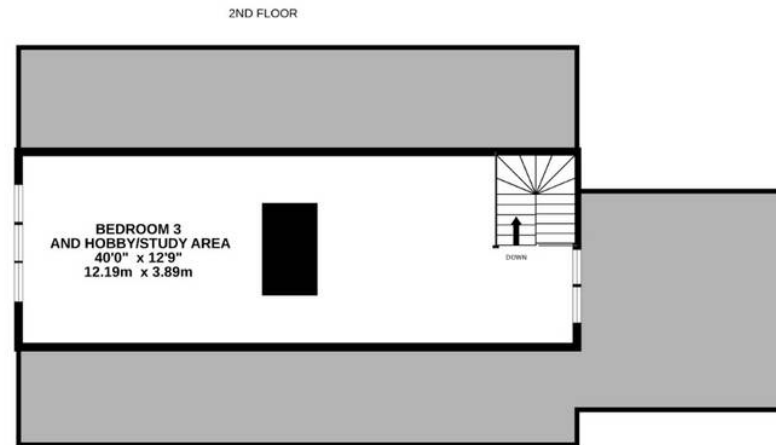
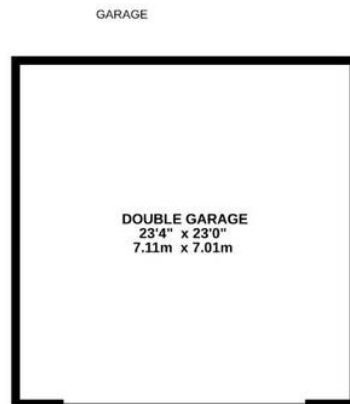
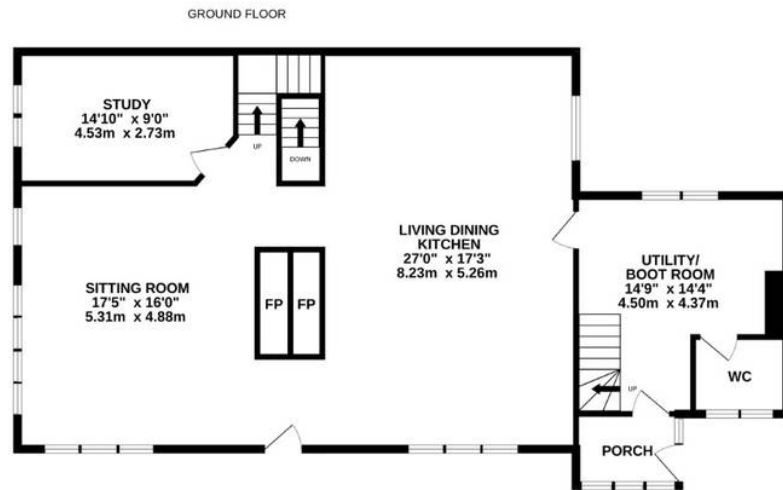




**Pear Tree Farm, Wintersett**  
Wakefield

Offers in Region of **£775,000**



## PEAR TREE FARM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Pear Tree Farm

Winterset, Wakefield

A BEAUTIFULLY LOCATED EXCEPTIONAL PERIOD DETACHED STONE BUILT HOME THAT HAS AN INTERIOR THAT IS WITHOUT DOUBT FABULOUS. A HUGE DINING LIVING KITCHEN WITH EXCEPTIONAL FIREPLACE, BEING THE CENTRAL HUB OF THIS HOME COMPLIMENTS THE LARGE SITTING ROOM, STUDY, BOOT ROOM AND DOWNSTAIRS W.C. THE HOME HAS CELLARS, THREE DOUBLE BEDROOMS, TWO OF WHICH ARE SERVED BY EN-SUITS AND THE HOUSE BATHROOM SERVES THE TOP FLOOR, EXCEPTIONALLY LARGE BEDROOM WITH GABLE WINDOWS TO EITHER END. A HOME THAT EXUDES HISTORY, CHARM, AND COMFORT THROUGHOUT, THIS HOME HAS BEEN FINISHED ON A NO EXPENSE SPARED BASIS AND THE QUALITY AND CARE THAT HAS BEEN TAKEN IS OBVIOUS THROUGHOUT. WITH WONDERFUL BEAMS, MULLIONED WINDOWS, FABULOUS STAIRCASE, STUNNING FIREPLACES, THE HOME IS A VERY RARE COMMODITY IN TODAY'S MARKETPLACE. OVERLOOKING MATURE, WONDERFUL GARDENS THAT HAVE BEEN WELL TENDED AND MAINTAINED THERE IS A DOUBLE GARAGE/BARN, VERY LARGE DRIVEWAY, AND YARD AREA AND ALL IS SET WITHIN THE LOVELY VILLAGE/HAMLET OF WINTERSET. ITSELF, PLACED IN A DELIGHTFUL RURAL LOCATION WITH WONDERFUL RURAL WALKS AND EASY COMMUTING TO LOCAL CENTRES. THE PROPERTY IS APPROXIMATELY 6 MINUTES AWAY FROM NOSTELL PRIORY, APPROXIMATELY 20 MINUTES FROM WAKEFIELD CENTRE AND APPROXIMATELY 26 MINUTES AWAY FROM BARNSELY CENTRE.

Tenure: Freehold

- EXCEPTIONAL PERIOD DETACHED STONE BUILT HOME
- WITH WONDERFUL BEAMS, MULLIONED WINDOWS,

**Simon Blyth**

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#### **ENTRANCE**

A beautiful period style door in oak with glazed porthole gives access through to the property's truly exceptional accommodation. This accommodation must be viewed to be fully appreciated, not only in terms of its historic nature but quality of fittings, size, layout, and flexibility.

## SITTING ROOM

The sitting room as the photographs suggest, is exceptional. It has windows to two sides; the whole room is paved with natural light due to the windows and having lovely views out over the gardens. There are beams to the ceiling, and an exceptional chimney breast with beautiful stonework with raised stone flagged hearth and all being home for a cast iron wood burning stove. The room is superbly presented and has provisions for a wall mounted TV and to some extent is open plan with two areas leading through to the dining living kitchen.





### **DINING LIVING KITCHEN**

Yet again, a room that will only ever be fully appreciated when viewed. A huge space with wonderful beams and timbers, windows to two sides with views out over the lovely gardens. Once again, this room has an exceptional stone chimney breast with fabulous stone fireplace, once again there is a raised stone hearth, stone backcloth, wonderful pieces of stonework throughout and is home for a cast iron wood burning stove. The room has attractive flooring and has an extensively fitted beautiful kitchen area.

### **KITCHEN AREA**

With the usual integrated appliances, fabulous run of stylish units with timber working surfaces, Belfast style sink with chrome mixer taps over, in built stainless steel and glazed fronted oven, in built microwave, fridge freezer space and island unit with timber pillar within. The room is of an exceptional size and again, has a huge amount of character and has a lovely view out over the gardens. Adjoining the kitchen is a substantial boot room.





### **BOOT ROOM**

This works as an everyday entrance into the home. There is a stable style timber and glazed door giving access to a porch which leads out to the property's drive and gardens. The boot room has a ceramic tiled floor, beam to the ceiling, inset spotlighting, a range of in built cupboards, stainless steel sink unit, plumbing for an automatic washing machine, space for a dryer and the room is also home for the property's central heating oil fired boiler and hot water tank. A doorway from here gives access to the downstairs W.C.

### **DOWNSTAIRS W.C**

This has a period style window giving a pleasant outlook. The W.C is fitted with pedestal wash hand basin, low level W.C and is attractively presented with decorative tiling.

### **CELLAR**

A doorway from the accommodation gives access down to the property's cellars.

### **STUDY**

Also on the ground floor, the study has mullioned windows also giving a lovely view out onto the lovely gardens. Once again, there are timbers and beams on display. It is a particularly characterful room and has inset spotlighting to the ceiling.





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#### **FIRST FLOOR LANDING**

Superb broad shallow step staircase with half landing window turns and rises with spindle balustrading up to the beamed and angled ceiling on the first floor landing. This gives access to bedroom one.

### **BEDROOM ONE**

A stunning double room with once again, a whole host of superb windows overlooking the property's gardens both to the front and side. Yet again, the room has a wonderful amount of character including a fabulous, beamed ceiling, other timber work on display, broad stone chimney breast with stone fireplace.

### **BEDROOM ONE DRESSING ROOM**

A doorway also gives access to a walking wardrobe/dressing room. This has a window to the front and is appropriately shelved and has hanging rail hatch shelving at the higher level.





### **BEDROOM ONE EN-SUITE**

The open through en-suite area is particularly stylish and is beautifully fitted. It has a low level W.C, pedestal wash hand basin, fabulous double ended bath with stylish taps, very large fully glazed shower with wonderful chrome fittings, superb beams, ceramic tiling, and inset spotlighting, and all is finished to a particularly high standard.



## BEDROOM TWO

Across the landing a doorway gives access to bedroom two. Yet again, a beautiful double room served by an en-suite. The double bedroom has beams and timber to the ceiling, fabulous stonework on display, brick chimney breast with stonework/fireplace with open fired grate.



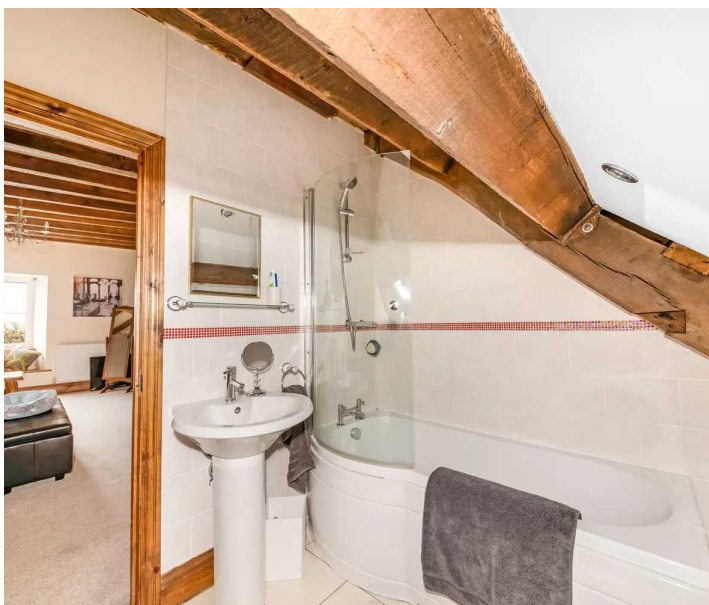


#### **BEDROOM TWO EN-SUITE**

Bedroom two has an en-suite, this en-suite has an angled ceiling, inset spotlighting, ceramic tiled flooring, ceramic tiling where appropriate around the bath/shower with curved glazed screen and chrome fittings, pedestal wash hand basin and low level W.C.

#### **SECONDARY FIRST FLOOR LANDING**

A staircase rises from the boot room up to a secondary first floor landing. This acts as a dressing room to bedroom three which is to be found on the top floor level beyond. The dressing room is of a good size and has a pleasant outlook to the front.





#### **HOUSE BATHROOM**

Adjoining the dressing room is the house bathroom which essentially serves bedroom three on the level above. The bathroom as the photographs suggest is particularly well presented, it has tiling, attractive flooring, wonderful beams and timbers, standalone stylish bath with high quality standalone taps, vanity unit with stylish wash hand basin, low level W.C, provisions for illuminated cabinet above the wash hand basin, chrome heated towel rail/heated towel radiator.

### **BEDROOM THREE**

A staircase rises up to the top floor level. Here we have an enormous particularly long, fabulous room with mullioned windows at either end. The space here is very flexible, as can be seen on the photographs it is used as a sitting/study area to one end and dressing room to the centre with bedroom to the far end. With wonderful beams and timbers this room is a great space and whether used as bedroom three or as hobby space, it is sure to please.





### **OUTSIDE**

The property sits in a fabulous large corner plot and as the photographs suggest, it has exceptionally well-tended period style gardens, these gardens compliment the home superbly and have had a huge amount of hard landscaping to create a particularly pleasing effect. The home is accessed via a timber gate leading from the road passed the side of the home and up to a large driveway/yard area. This which is hard surfaced/gravelled provides a huge amount of parking space and gives access to the detached double garage/barn. This being timber clad has a high quality up and over door. It is fitted out superbly with painted walls and ceramic tiled flooring and to some extent, acts as a home workshops. The gardens and grounds are sure to impress. There are meandering pathways, shaped lawn, mature shrubbery and trees, summerhouse with covered veranda and delightful sitting out area facing over the gardens.



### **ADDITIONAL INFORMATION**

It should be noted that the property has oil fired central heating, the home is grade II listed, carpets, curtains and certain other extras may be available via separate negotiation.







## **ADDITIONAL INFORMATION**

### **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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### **FREE VALUATIONS**

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**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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 30/04/2024.



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