

BRETTON COTTAGE



STEP INSIDE

Tucked away along Sycamore Lane in the picturesque village of West Bretton, Bretton Cottage is a characterful two-bedroom cottage brimming with charm, history and potential.

Set behind beautifully established gardens and dry-stone walls, this delightful home enjoys a peaceful semi-rural setting whilst remaining conveniently placed for commuter links, local amenities and the renowned Yorkshire Sculpture Park.

Rich in period features throughout, this home offers deceptively spacious accommodation extending to approximately 2,110 sq ft, including useful external storage rooms. Exposed timber beams, deep-set windows, feature fireplaces and cottage-style details combine to create a warm and inviting home with an abundance of personality.







CONNECT & GATHER

The home welcomes you through an entrance sunroom, a bright and inviting space overlooking the gardens and providing the perfect spot to sit and enjoy the surrounding greenery. From here, the home opens into the generous living room, a space centred around an exposed brick fireplace with stove, complemented by exposed beams and timber flooring. The room also benefits from two original stained-glass doors and a large built-in storage cupboard.

A separate lounge provides further versatile reception space and showcases the cottage's historic character with striking exposed beams and large windows framing views across the gardens. A substantial log burner sits within the feature fireplace, creating a superb focal point, whilst built-in cupboards to either side provide useful storage and further enhance the cottage charm







The adjoining kitchen is fitted in a traditional cottage style with detailed timber cabinetry offering storage and workspace. The kitchen is fitted with a double oven, four-ring hob and freestanding fridge freezer, combining practicality with character. Tiled flooring, exposed brickwork and original beams create a rustic yet functional heart to the home.

A useful utility area currently accommodates a raised bath and also provides secondary access to the rear. Completing the ground floor is a useful three-piece shower room.



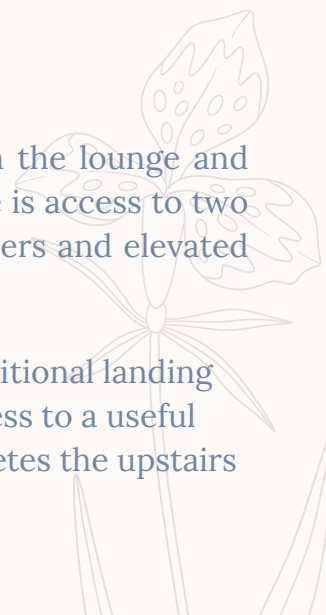




REST & RETREAT

The home features two staircases, with the main staircase accessed through the lounge and rising centrally through the cottage to the first-floor landing. From here, there is access to two particularly spacious double bedrooms, both enjoying charming exposed timbers and elevated views across the surrounding gardens and village setting.

A second staircase, tucked away in the rear corner of the home, leads to an additional landing area, providing a secondary entrance into the master bedroom, along with access to a useful room, ideal as a hobby room or additional storage space. A separate WC completes the upstairs accommodation.



GARDENS & GROUNDS

Externally, Bretton Cottage enjoys substantial and beautifully mature front gardens filled with established shrubs, hedging and seasonal planting, creating a wonderfully private setting and an idyllic approach to the home. Dry-stone boundary walls and wooden fencing further enhance the cottage's traditional appeal.

To the rear, a shared access lane leads to a row of five useful storerooms, offering excellent external storage and potential for workshop or hobby space.





OUT & ABOUT

West Bretton remains one of the area's most desirable village locations, appreciated for its picturesque countryside setting and charming community feel, whilst offering excellent access to Wakefield, Huddersfield and the wider motorway network, making it ideal for both commuters and those seeking a more peaceful pace of life.

The nearby Yorkshire Sculpture Park, together with the surrounding open countryside, offers exceptional opportunities for walking, cycling and outdoor leisure, with an abundance of scenic footpaths and rural trails close by. The village and surrounding area benefit from a selection of local shops, cafés, traditional pubs and everyday conveniences, whilst more extensive retail and leisure facilities are easily accessible in Wakefield town centre.





Families are also well served by a range of highly regarded schools nearby, including West Bretton Junior and Infant School, alongside a number of respected primary and secondary options across the Wakefield area. The region is also home to some of Yorkshire's leading independent schools, including Queen Elizabeth Grammar School, Wakefield Girls' High School and Silcoates School.

Excellent commuter links further enhance West Bretton's appeal. The village is conveniently positioned close to the M1 motorway, with easy access to Junctions 38 and 39, providing straightforward routes to Leeds, Sheffield and the wider Yorkshire region. The nearby M62 and A1(M) also offer excellent connectivity across the North and beyond, making the location ideal for commuters. Wakefield city centre is easily accessible, with Wakefield Westgate station offering direct rail services to London King's Cross in under two hours.

USEFUL TO KNOW

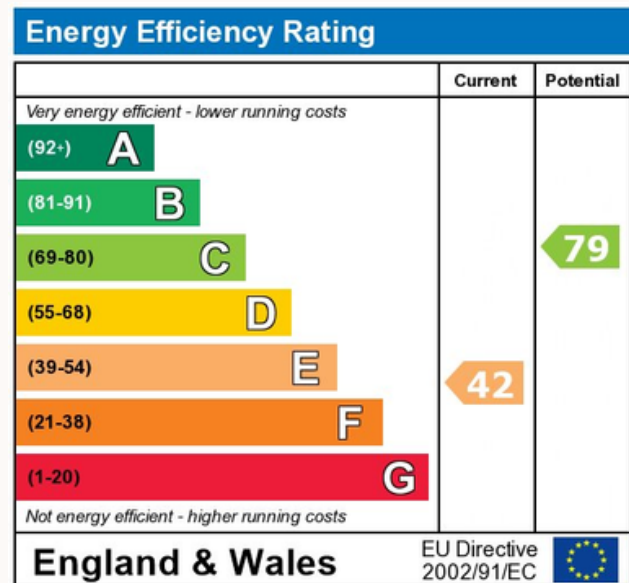
Freehold

Mains water and drainage

Wakefield City Council

Council Tax Band D

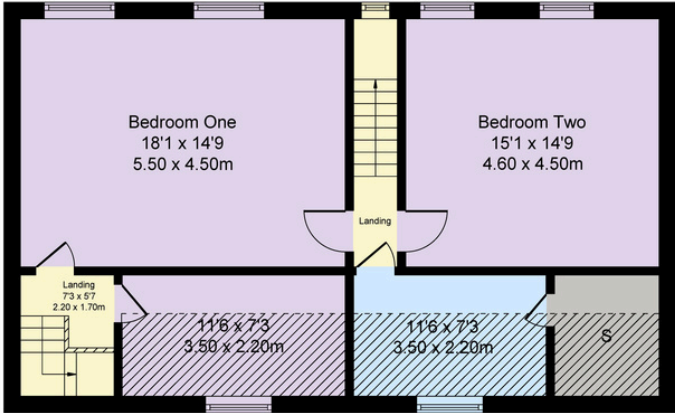
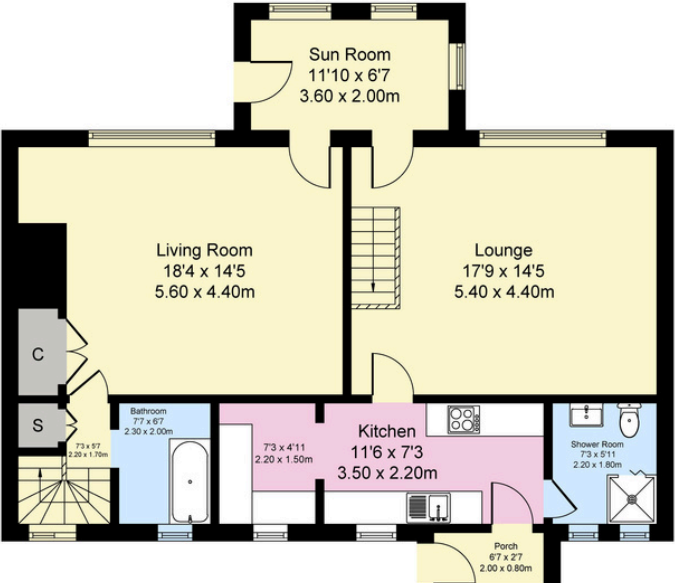
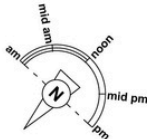
EPC rating E



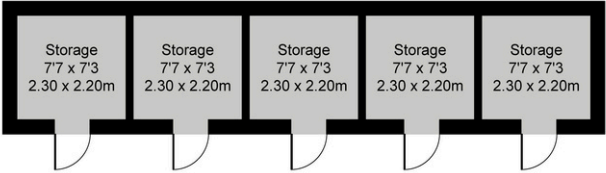
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

FLOOR PLAN

[Dashed Box] =RESTRICTED HEAD HEIGHT
(< 5 FT)



Ground Floor



Storage Units

Approximate Gross Internal Area = 196.0 sq m / 2110 sq ft
(Including Storage Units)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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