



3 Bed
Barn Conversion
located in Winterset

£575,000



Barn owl Winterset Lane
Winterset
Wakefield
WF4 2EB



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Lead In

Wow – what can we say about this truly beautiful home?

Barn Owl is an exceptional barn conversion carriage property, carefully positioned to enjoy stunning countryside views and a peaceful semi-rural setting. Offering stylish accommodation arranged over two levels, this unique home combines character, space and modern design to create something truly special.

Thoughtfully designed with both comfort and lifestyle in mind, the property offers a wonderful sense of space throughout, with each room taking full advantage of the elevated outlook and surrounding views. The open-plan ground floor layout creates a sociable and versatile living environment, while the abundance of large, bright windows allows natural light to flood through the home, enhancing the airy and contemporary feel throughout.

Presented in immaculate, turn-key condition, this property has clearly been finished with careful thought and attention to detail, making it ideal for buyers who are looking for a home they can move straight into and enjoy from day one.

Externally, the home continues to impress with gardens to the front and both sides, offering a fantastic amount of outdoor space to relax, entertain and enjoy the countryside surroundings. The outside space has been designed for both practicality and lifestyle, featuring a lawned garden, hot tub, and a charming stargazing pod, making this a truly special home for those seeking something a little different. The property also benefits from three allocated parking spaces.

Despite its idyllic countryside position, the property remains well placed for convenience, with beautiful nearby walks, local country pubs, and excellent access to surrounding villages and towns. A short drive will take you to Crofton, Wakefield city centre, and the train station at Fitzwilliam, making this a fantastic option for those wanting a more peaceful setting without compromising on commuter links.

Offered for sale with no onward chain, this outstanding home presents a rare opportunity to acquire a property of real quality, charm and individuality.

Properties of this standard rarely come to market, and early viewing is highly recommended to fully appreciate the setting, finish and lifestyle this exceptional home has to offer.

Utility Room

6'10" x 2'10"

Access to storage cupboard and kitchen diner. Option to reconnect plumbing for washing machine. Wood effect flooring.

Kitchen Diner

17'3" x 17'7"

Modern range of high and low level kitchen units in shaker style with breakfast bar. Integrated appliances including oven with electric hob and extractor hood over, microwave, fridge freezer, dishwasher and farmhouse sink with chrome tap. Wood effect flooring. UPVC double glazed window to the front and rear aspect. Spotlights to the ceiling.

Living Room

18'6" x 12'8"

Wood effect flooring. UPVC double glazed bi fold patio doors overlooking field views. UPVC double glazed window to the front. Spotlights to the ceiling.

WC

2'10" x 6'

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring.

Hallway

4'8" x 14'10"

Access to the WC, kitchen diner and stairs leading to the first floor. Wood effect flooring. UPVC access door leading to the rear. Floor to ceiling windows flood the entrance with countryside views. Spotlights to the ceiling.

Landing

2'11" x 25'5"

Access to all three bedrooms and the house bathroom. Original ceiling beams. Carpeted throughout. Central heated radiator. Spotlights to the ceiling.



Bedroom One

18'5" x 12'10"

Access to en suite. Carpeted throughout. Radiator. UPVC double glazed windows to the front, side and rear aspect. Ceiling beams. Spotlights to the ceiling.

En Suite

4'8" x 8'6"

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Wood effect flooring. Chrome towel rail. UPVC double glazed frosted window to the rear aspect. Ceiling beams. Spotlights to the ceiling.

Bedroom Two

8'9" x 9'5"

Carpeted throughout. Radiator. UPVC double glazed window to the front. Ceiling beams. Spotlights to the ceiling.

Bedroom Three

8'10" x 7'10"

Carpeted throughout. Radiator. UPVC double glazed window to the front. Ceiling beams. Spotlights to the ceiling.

Bathroom

4'8" x 11'5"

White suite comprising of panel bath with shower screen, chrome taps and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Wood effect flooring. Chrome towel rail. UPVC double glazed frosted window to the rear aspect. Ceiling beams. Spotlights to the ceiling.

Exterior

The exterior of this beautifully presented barn conversion perfectly blends character charm with modern outdoor living, set within a generous and well-maintained plot.

To the rear, the property enjoys an expansive enclosed garden, predominantly laid to lawn and bordered by timber fencing,





Barn owl Wintersett Lane, Wintersett, Wakefield, WF4 2EB

offering a high degree of privacy and an ideal setting for families and outdoor entertaining. A spacious paved patio area sits directly off the property, providing the perfect space for seating, while enjoying uninterrupted views across the garden and surrounding countryside. The addition of a garden pod further enhances the outdoor lifestyle appeal, creating a unique space for relaxation or social use.

To the front, there are three allocated parking spaces, ensuring convenient off-road parking for residents and visitors alike. Hot tub with spacious garden looking over the countryside.

Overall, the outdoor space is a standout feature of this home, offering both practicality and a tranquil setting in keeping with its semi-rural surroundings.



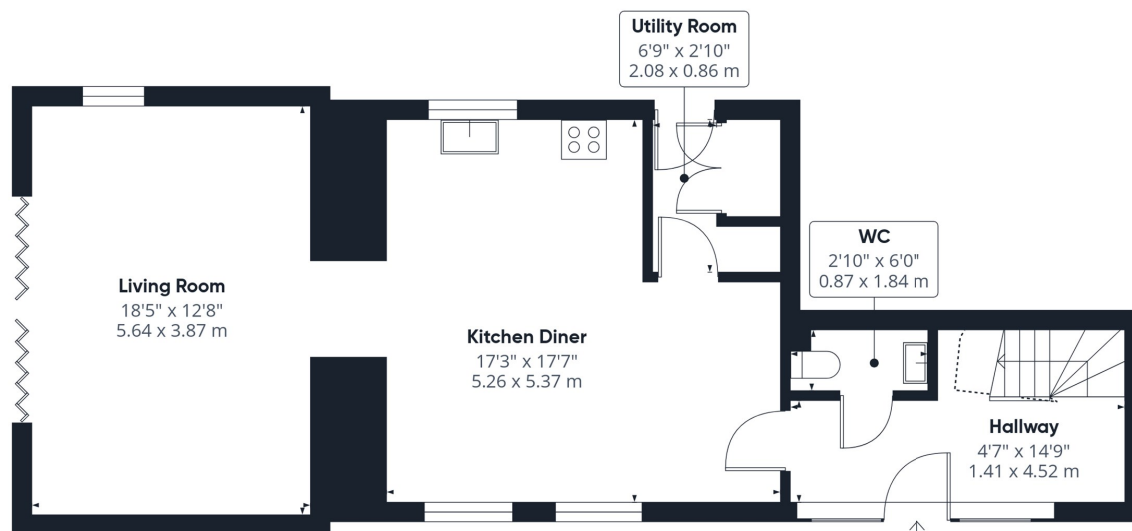
DIRECTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Floor 0



Floor 1



Approximate total area⁽¹⁾

1223 ft²
113.7 m²

Reduced headroom

23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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