



**THE HOLT**

Briestfield, Near Dewsbury

**Carter Jonas**



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## THE HOLT, BRIESTFIELD ROAD, BRIESTFIELD, WF12 0PA

Huddersfield – 4½ miles

Leeds – 20 miles

Wakefield – 10 miles

Sheffield – 23 miles

The sale of The Holt offers a rare opportunity to acquire a highly individual property which provides well proportioned accommodation including five bedrooms all of which have private en suite bathrooms. The principal dwelling is complemented by a significant range of outbuildings including a triple garage with a workshop and summer house and substantial first floor studio ideal for use as ancillary accommodation if required. However, the outstanding feature of The Holt are the spectacular and extensively stocked private landscaped gardens incorporating a two tier pond, rose garden and a wealth of mature trees and specimen shrubs.

Briestfield is a charming village to the east of Wakefield and the property enjoys a delightful scenic position surrounded by glorious un-spoilt countryside with numerous scenic walks. Locally there are quaint village pub's including the Shoulder of Mutton, The 3 Acres at Emley and The Kaye Arms at Grange Moor. Boutique style shops are in the surrounding villages whilst local services are in abundance including independent shops, farm shops and smaller supermarkets and a private swimming pool and gym. Highly regarded private and state schools are easily accessible and nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10 minute drive whilst Holmfirth and glorious countryside associated with both the Holme Valley and Peak District National Park is on the doorstep. Major commercial centres are easily accessible, as are the M1 and M62 motorways whilst train stations provide a direct link to the capital from neighbouring Mirfield or Wakefield in only 2 hours, and more locally Dewsbury to Leeds in 12 minutes.

**AN EXCEPTIONAL RECENTLY RENOVATED SIGNIFICANT FAMILY HOME TOGETHER WITH A RANGE OF OUTBUILDINGS INCLUDING A LARGE STUDIO, THREE CAR GARAGE AND SET IN BEAUTIFUL PRIVATE LANDSCAPED GARDENS EXTENDING TO APPROXIMATELY 2½ ACRES (1 HA) ON THE FRINGE OF THE VILLAGE, BOUNDED BY DELIGHTFUL OPEN COUNTRYSIDE.**





The accommodation is initially approached from a most impressive split level reception hallway open to the full pitch of the roof with turned staircase leading up to a minstrels gallery. There is oak panelling, parquet flooring and period fireplace with open grate and access to the guest cloakroom and separate WC. The lovely sitting room has windows on three sides overlooking the gardens, ceiling beams and carved fireplace surround with integrated stove. The adjoining conservatory has a pitched glazed atrium and opens into the garden. A feature of the house is the light, spacious open plan family living/dining Kitchen with a comprehensive range of quality units, AGA , integrated appliances and central island and opening through into the dining room which has direct access into the garden. A well fitted utility room provides space for a washing machine and dryer and has two built in freezers. There is a second living room with study/home office area, fitted display shelving and store cupboards.

The first floor minstrels gallery provides access to five double bedrooms, which all have built in wardrobes and all with private quality fitted en suite bath/shower rooms.

Outside, the initial approach into the grounds is from a delightful, enclosed stone paved and cobbled courtyard enclosed on two sides by the three car garage and further outbuildings including garage four/tractor store and store/workshop. Above the main garages is the large studio suitable for a variety of uses including ancillary accommodation, gymnasium or an excellent home office. A full width balcony enjoys views over the garden and valley beyond.





There is a secondary driveway giving access round to the land at the rear including the former tennis court. The formal gardens have been exceptionally well tended by the vendors over the years and include a wealth of mature trees and specimen shrubs providing a delightful and sheltered location, enjoying a South Westerly aspect. The lawns are well maintained and of good size, there is a two tiered pond with picturesque cascade connecting the two. Immediately to the rear of the house with direct access is a stone paved terrace overlooking the mature rose garden and enjoying commanding views over the grounds in all extending to approximately 2.5 acres (1.0 ha).

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - WF12 0PA:** Travelling south down from Thornhill follow Bristfield Road into the village and continue into the centre bearing left immediately next to The Shoulder of Mutton. The Holt is then approximately 500 yards on the right. Bristfield is approximately 7 miles to the west of the M1 Junction 39.

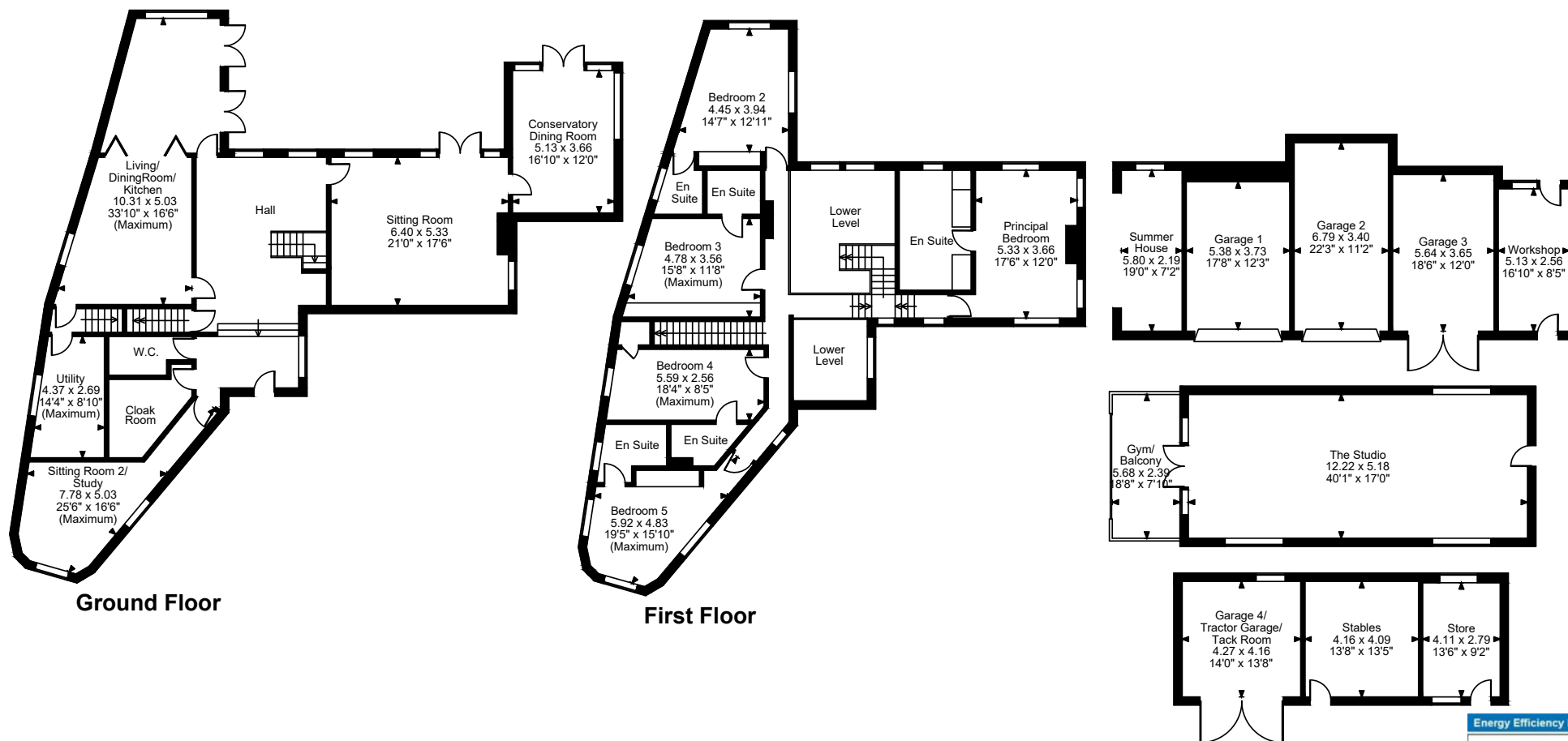




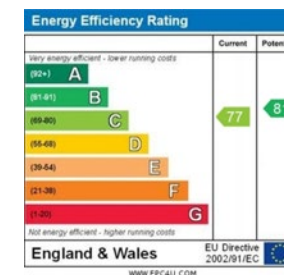




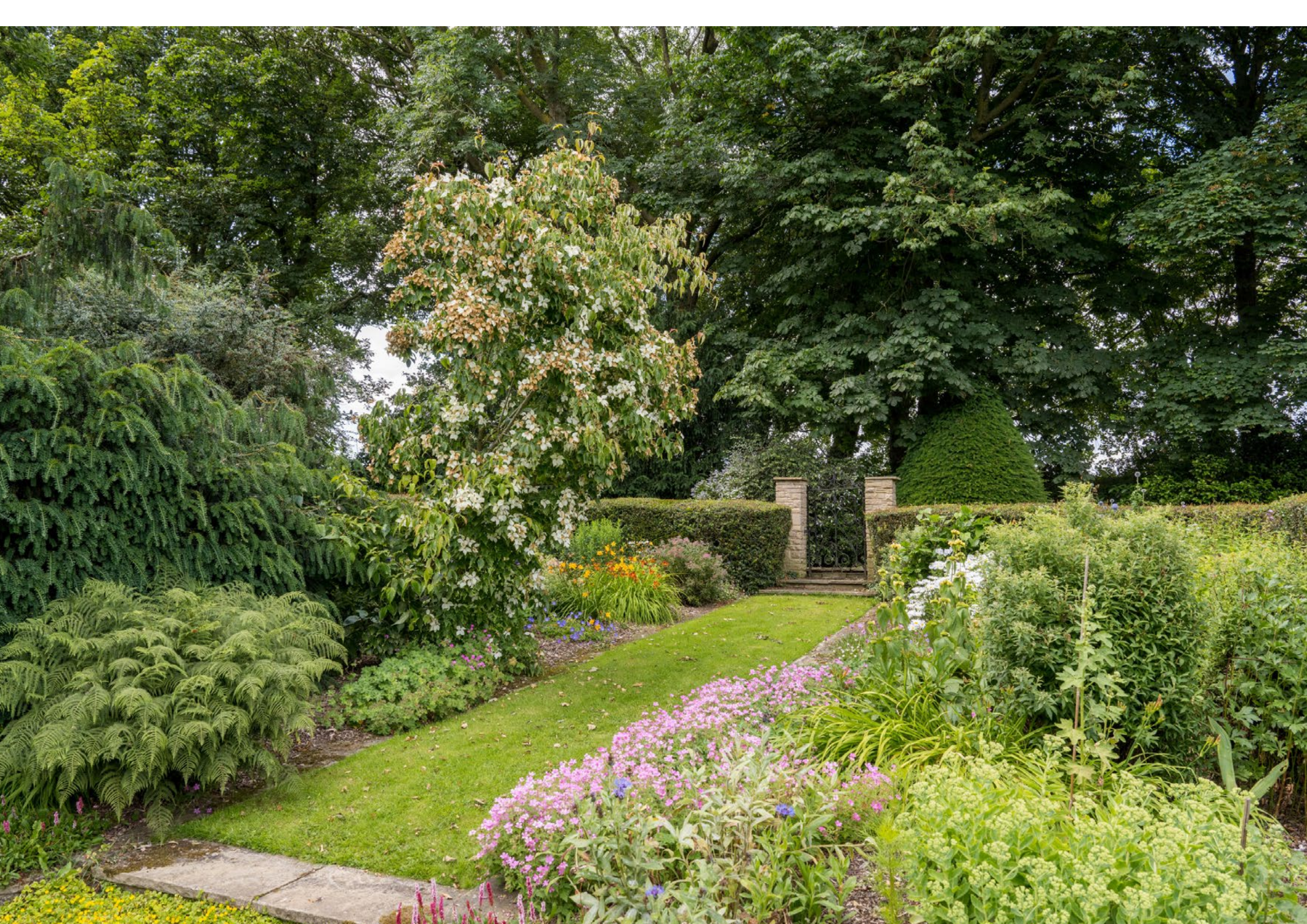
**The Holt, Briestfield Road, Briestfield**  
**Approximate Gross Internal Area**  
**Main House = 3,378 sq ft / 314 sq m**  
**Garages = 1,045 sq ft / 97 sq m**  
**Outbuildings = 1,131 sq ft / 105 sq m**  
**Gym/Balcony external area = 133 sq ft / 12 sq m**  
**Total = 5,554 sq ft / 516 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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