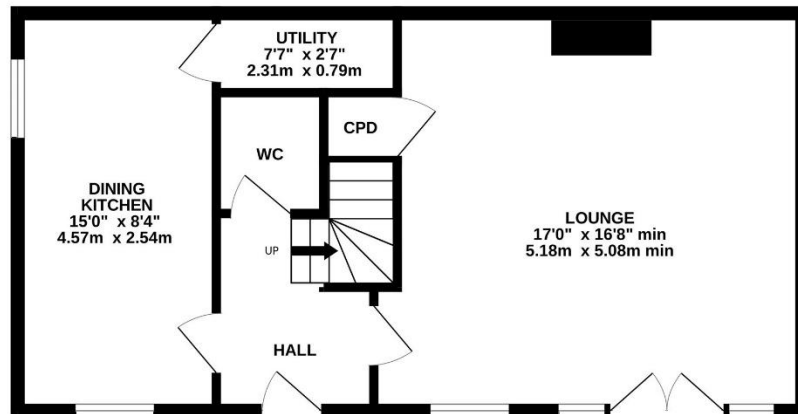


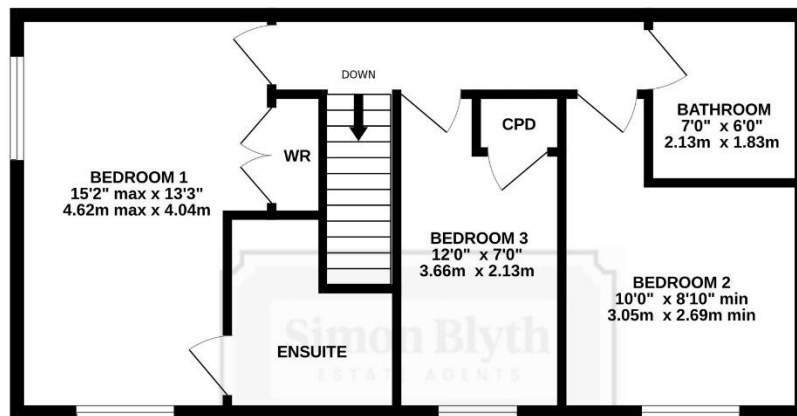


THE STABLES, BEECH LAWN, HEATH, WAKEFIELD, WF1 5SL

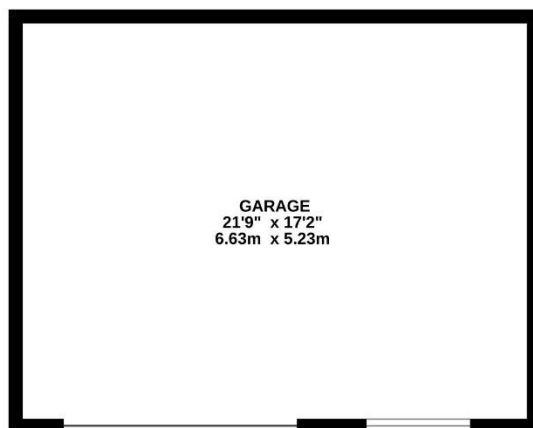
GROUND FLOOR



1ST FLOOR



GARAGE



THE STABLES

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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PROPERTY DESCRIPTION

A PARTICULARLY PLEASANT GRADE II LISTED COTTAGE DELIGHTFULLY SITUATED WITHIN THE HEART OF THIS MUCH-ADMIRED VILLAGE, TASTEFULLY PRESENTED WITH MANY CHARACTERFUL FEATURES. IT ALSO HAS AN EXTRAORDINARY AMOUNT OF PARKING. THERE ARE PLEASANT GARDENS OF A LOW MAINTENANCE NATURE AND A LARGE DOUBLE GARAGE OPPOSITE.

THE ACCOMMODATION BRIEFLY COMPRISES OF AN ENTRANCE HALL, DOWNSTAIRS W.C., LOUNGE WITH IMPOSING FIREPLACE AND GLAZED DOORS TO THE FRONT, DINING KITCHEN, A UTILITY, THREE BEDROOMS ALL A GOOD SIZE, TWO BEING DOUBLED AND ONE WITH AN EN-SUITE AND THE HOUSE BATHROOM.

Offers Around £360,000

GROUND FLOOR

ENTRANCE PORCH

A broad period style timber door with glazing above gives access through to the good sized entrance hallway. This has ceramic tiled flooring, high ceiling height with inset spotlighting and spindle balustrading to the turning staircase. A doorway gives access through to the downstairs W.C.



DOWNSTAIRS W.C.

With a continuation of the high quality ceramic tiled flooring, this is fitted with a low-level W.C., a wash hand basin and an extractor fan.



LOUNGE

Measurements – 17'0" x 16'8" min (5.18m x 5.08m min)

A doorway from the hallway leads through to the lounge. This fabulous room is particularly large and has a huge amount of natural light, courtesy of a period style sash window with windowsill beneath and a bank of glazing which is in the old Coach House doors. These include a huge amount of glazing and twin centrally located inwards opening doors. The room has a wall of exposed stone, period style central heating radiator, a good number of beams to the ceiling and three ceiling light points. There are also two wall light points and a particularly impressive fireplace which has a raised stone flagged hearth and timber mantel.



DINING KITCHEN

Measurements – 15'0" x 8'4" (4.57m x 2.54m)

The dining kitchen has views out to the front and out over the property's side garden areas, courtesy of period style sash windows. This dining kitchen has a wealth of units to both the high and low level with work surfaces and decorative tiled splash backs. There is a one and a half bowl stainless steel sink unit with mixer tap above, an induction hob with stainless steel extractor fan over, a double oven and an integrated dishwasher. The flooring is once again ceramic tiling and this continues through to the utility room.

UTILITY ROOM

Measurements – 7'7" x 2'7" (2.31m x 0.79m)

This is positioned to the rear and features an automatic washing machine, pantry style shelving and is home for the relatively new gas fire central heating boiler.



FIRST FLOOR

FIRST FLOOR LANDING

From the entrance hall as discussed, the staircase turns and rises and gives access up to the first-floor landing. The landing has timber beams on display, a variety of lighting points. A doorway gives access to bedroom one.

BEDROOM ONE

Measurements – 15'2" max x 13'3" (4.62m max x 4.04m)

Bedroom one is a good sized double en-suited bedroom with windows giving an outlook to two sides, wonderful beams on display including a framed truss, a bank of inbuilt wardrobes and an en-suite.



BEDROOM ONE EN-SUITE

The ensuite has a good-sized shower, a concealed low-level W.C., a vanity with inset wash hand basin, display shelving, a shaver socket, a heated towel rail, beams to the ceiling and inset spotlighting.



BEDROOM TWO

Measurements –
10'0" x 8'10" min
(3.05m x 2.69m
min)

Once again, a lovely characterful room with a very high ceiling height, with beams and timber on display a pleasant outlook from the good-sized window.



BEDROOM THREE

Measurements – 12'0" x 7'0" (3.66m x 2.13m)

A single bedroom with a lovely outlook and beautiful timber beams on display. There is also a good-sized storage cupboard.



HOUSE BATHROOM

Measurements – 7'0" x 6'0" (2.13m x 1.83m)

The property's bathroom features a three-piece suite in white; this comprises of a curved bath with a glazed screen and a shower attachment. There is a concealed cistern W.C., a wash hand basin with a mixer tap above, lighting and shaver socket over, an extractor fan, ceramic tiled flooring and a heated towel rail.



OUTSIDE

EXTERNAL

Outside the property occupies a lovely location within the village and has a surprising amount of space externally. Immediately to the side there is a paved sitting out space with attractive walling to two sides across the driveway which gives right of way to beautiful neighbouring properties. There is a further piece of cobbled land to the front of the property which is a particularly good size and allows parking for a good number of vehicles and gives access to the property's double garage.

DOUBLE GARAGE

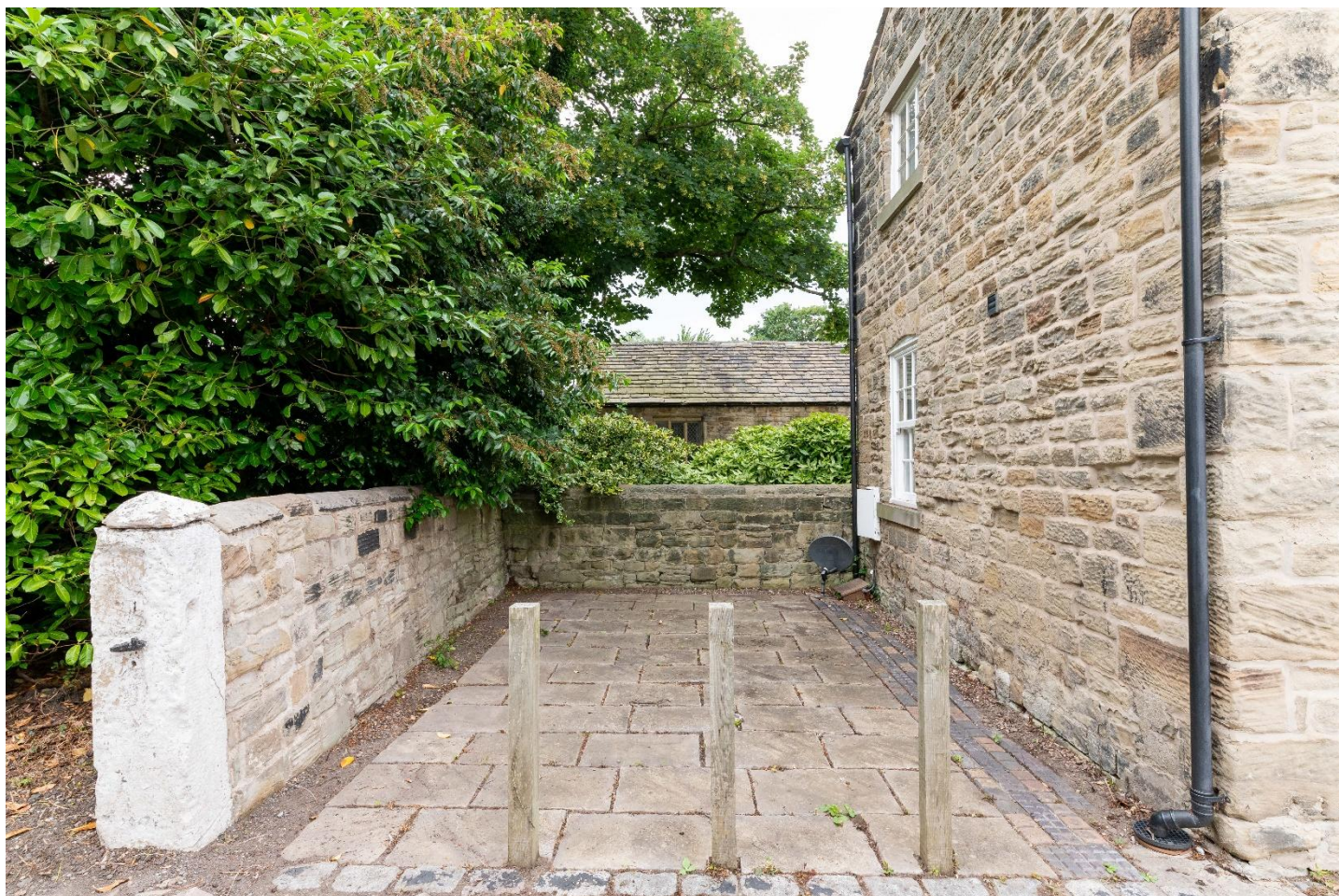
Measurements – 21'9" x 17'2" (6.63m x 5.23m)

This double garage has an automatic up and over door and a window to the side. The garage is also fitted with an inspection pit.

REAR EXTERNAL

The cobbled area to the front of the home is also home for a beautiful stone carved mounting block which is part of the property's listing. It should be noted that the court area to the front is attractively surfaced, the property has external lighting and six external lighting points. It should be noted the property has gas fire central heating, an alarm system, the property is to be sold with a covenant to restrict any windows being replaced to the rear of the home.





ADDITIONAL INFORMATION

The property is connected to a septic tank which is within the paddock. This is new within the last 5 years and has shared maintenance costs and responsibilities between both The Stables and Grooms Cottage.

EPC rating – C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

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.

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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.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 13:00

Details printed 10/07/2026

PROPERTY VIEWING NOTES



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