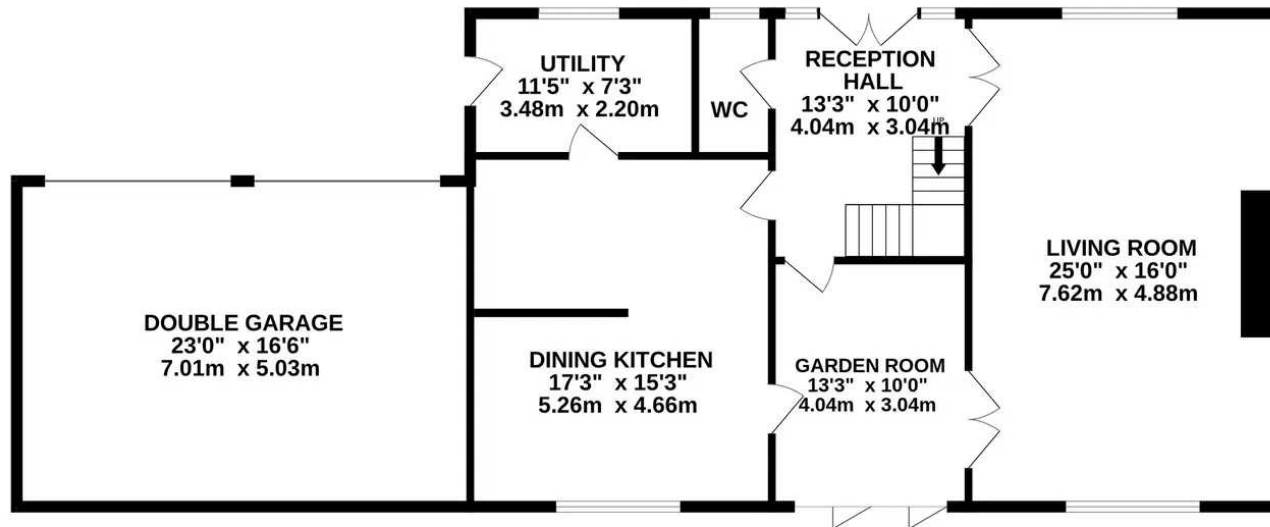




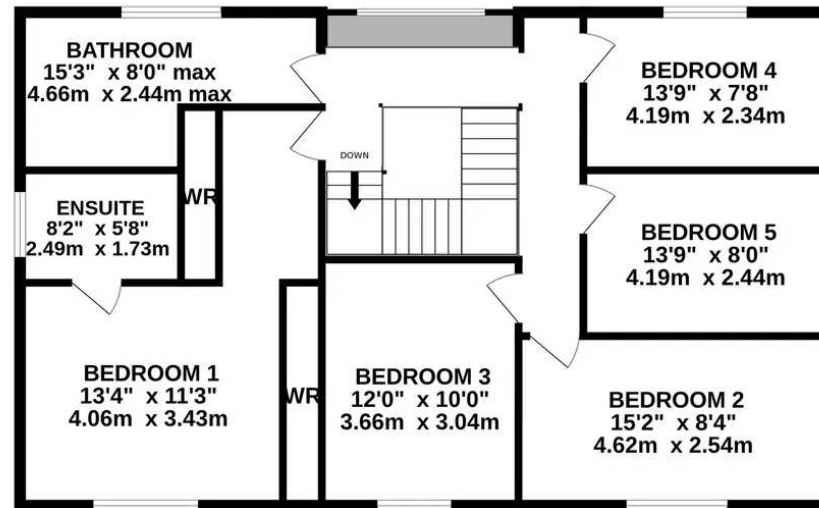
**The Barn Primrose Lane, Mirfield**  
Mirfield

Offers in Region of **£925,000**

GROUND FLOOR



1ST FLOOR



PRIMROSE LANE

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## The Barn Primrose Lane

### Mirfield

An impressive and individual detached brick built barn conversion standing in approaching 4 acres. A lovely well proportioned family home with the feel of country living but perfectly situated close to Mirfield's many amenities and good schools. There is ample off road parking with an attached double garage. The grazing land has two stables and a field shelter. The Barn is an excellent family home perfect for those with equine interests.

The Barn occupies a picturesque semi-rural location with lovely far reaching views, in close proximity to two liverys and riding routes yet convenient for Mirfield's shops, cafes, restaurants and schools. Mirfield is a vibrant and highly regarded small town with a friendly community spirit. The railway station has a direct link to London as well as to Leeds and Manchester and J25 of the M62 is easily accessible.

- Lovely semi rural location
- Set in approaching 4 acres
- Close to M62 and railway station
- Stable block and field shelter





### Ground Floor

Twin timber panelled and glazed doors open into the

### Reception Hall

This features the barn arch with sealed unit double glazed windows together with a galleried landing and an Oak spindle return staircase rising to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms

### Downstairs W.C.

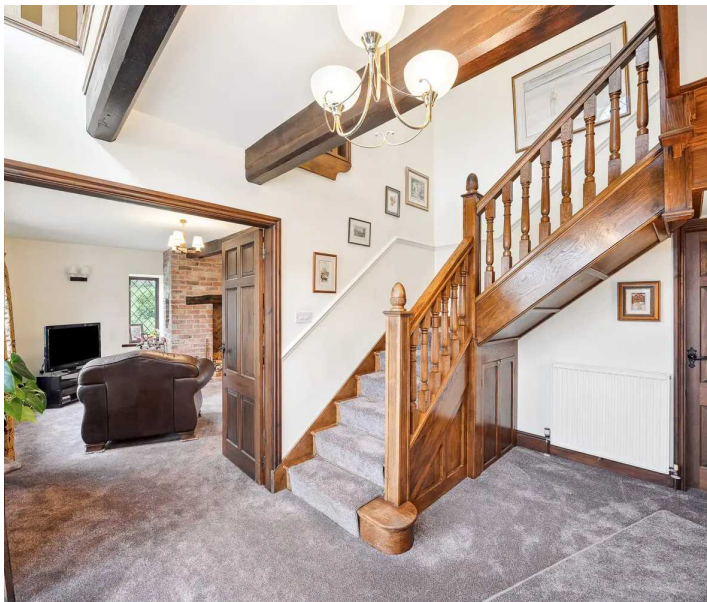
7' 3" x 3' 6" (2.21m x 1.07m)

With vanity unit with a rectangular hand wash basin with chrome Monobloc tap and low flush w.c.

### Living Room

25' 0" x 16' 0" (7.62m x 4.88m)

As the dimensions indicate this is an attractive and particularly spacious triple aspect reception room which is approached through twin timber panelled doors from the reception hall. There is a beamed ceiling and traditional feature brick chimney breast with oak lintel, an inset stone Yorkshire rose and display niches. Housed within is a large multi fuel stove which rests on a herringbone rustic brick hearth. Two further timber panelled doors lead to the garden room.





### Garden Room

13' 3" x 10' 0" (4.04m x 3.05m)

This room may also be accessed from the reception hall and the kitchen/diner. It has a bank of three section floor to ceiling bi-fold doors which flood this room with natural light and enjoys a pleasant aspect over the rear gardens, a perfect space for entertaining linking indoor and outdoor areas.

### Kitchen Diner

15' 3" x 17' 3" (4.65m x 5.26m)

With windows looking out over the garden, there is a brick divide separating the dining from the kitchen section. The dining area has a ceiling light whilst the kitchen has inset LED down lighters and is fitted with a range of medium solid Oak base and wall cupboards, drawers, contrasting overlying quartz worktops with an inset White Villeroy & Boch sink with chrome mixer tap, Bosch four ring stainless steel gas hob with extractor hood over and Zanussi electric double oven beneath. There is also an integrated fridge, concealed lighting beneath the wall cupboards and dresser unit with glazed display cupboards and a dresser unit with glass shelving and down as well as further storage beneath.

To one side a door gives access to the utility room.

### Utility Room

11' 5" x 7' 3" (3.48m x 2.21m)

With window looking out over the front garden and stable door giving access to the side, there is a beamed ceiling and fitted with a range of matt ivory shaker style base and wall cupboards, which are complimented by overlying Oak worktops with Westmorland tiled splashbacks, inset single drainer stainless steel sink with brushed stainless steel sink with brushed stainless steel Monobloc tap and plumbing for automatic washing machine. In addition there is an and some very useful storage cupboards with cloaks rails and shoe storage. The security alarm keyboard is on the wall.







## First Floor

### Galleried Landing

With exposed roof timbers, feature arched window above the Barn arch, there is exposed brickwork and from the landing access can be gained to the following :-

### Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)

This good sized double room is approached via a lobby which has fitted floor to ceiling part mirror fronted sliding door wardrobes (made by Sliderobes) and from here there is a doorway leading to the bedroom itself which has a bank of fitted floor to ceiling wardrobes, beamed ceiling, window overlooking the garden and with open views beyond. To one side a doorway provides access to an en-suite shower room.

### En-Suite Shower Room

8' 2" x 5' 8" (2.49m x 1.73m)

With part tiled walls which are floor to ceiling around the shower area. The shower has a glazed panel and Grohe chrome shower fitting, there is a wall hung vanity unit incorporating wash basin with Grohe chrome Monobloc tap, bidet. low flush w.c. and ladder style heated towel rail.

### House Bathroom

15' 3" x 8' 0" (4.65m x 2.44m)

With beamed ceiling, tiled walls to dado height, fitted mirrors, ladder style heated towel rail, there are a bank of fitted storage cupboards, vanity unit with granite top incorporating wash basin, corner panelled bath, low flush w.c. and corner shower unit with chrome shower fitting.





### Bedroom Two

15' 2" x 8' 4" (4.62m x 2.54m)

A double room which enjoys a lovely aspect over the rear garden and land beyond, there is a beamed ceiling and dado rail.

### Bedroom Three

12' 0" x 10' 0" (3.66m x 3.05m)

This is situated adjacent to bedroom two and has a featured arched window enjoying a similar aspect, once again there is a beamed ceiling and dado rail.

### Bedroom Four

13' 9" x 7' 8" (4.19m x 2.34m)

A double room overlooking the front garden with lovely far reaching views beyond, a beamed ceiling and dado rail.

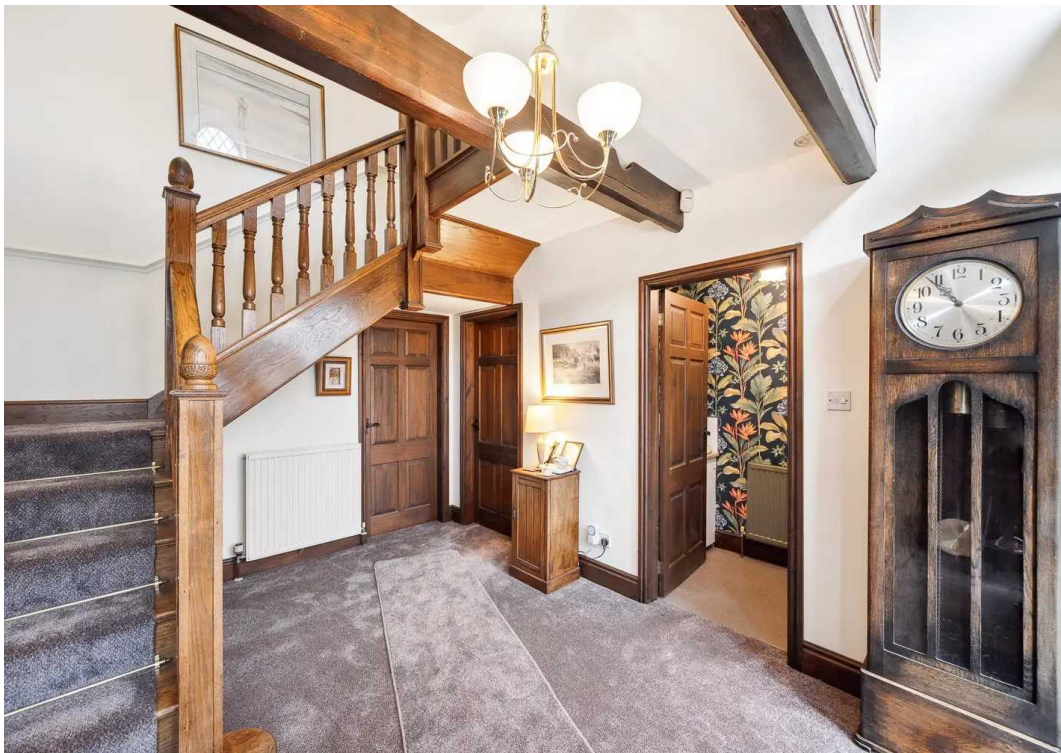
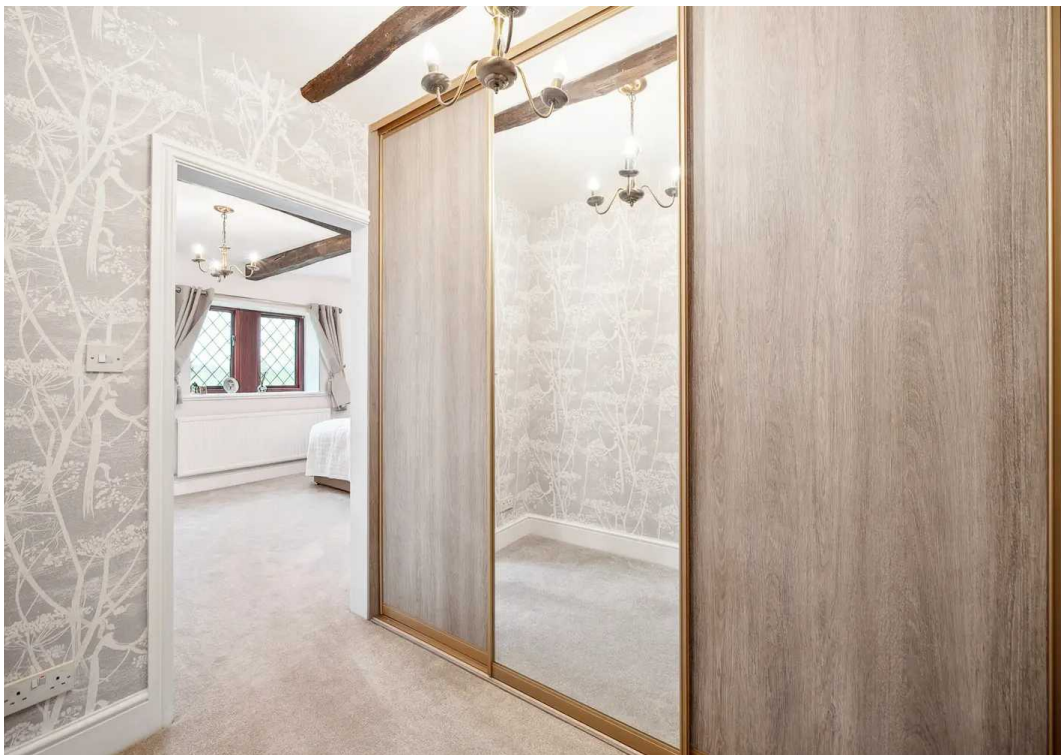
### Bedroom Five

13' 9" x 8' 0" (4.19m x 2.44m)

A double room which has a window to the side elevation once again enjoying open views, there is a beamed ceiling and dado rail. This room is currently used as an office.









## Garden

To the front of the property there is a level lawned garden which is bordered by trees, flowers and shrubs with four stone steps rising to a stone flagged pathway with lawn to either side and access to the main entrance of the Barn which is slightly raised from the driveway and is stone flagged with two stone flagged steps leading to the front door. To the left hand side of the driveway there is a grassed area which is bordered to one side by a stream and has trees and shrubs. To the rear of the Barn there is a gravelled driveway leading to two five bar timber gates which in turn provide access to the fields. The rear garden has an outside cold water tap, stone flagged and stone cobbled patio which spans the full width of the property together with ornamental pond and beyond this there is lawned garden which is well screened by trees and hedges and there is also a Greenhouse (approx 10'0" x 8'0").





## Land

There are two virtually level fields which are divided by the stable block and turn out area. To the left hand side field there is also a timber field shelter which has a metal roof . Stable block is timber once again with a metal roof and with two stables measuring 11'9" x 11'9" and 11'9" x 12'3". There is water laid on and solar power. All in all including the curtilage of the property, formal gardens and land there is approaching 4 acres.

## Driveway

The property is approached through twin five bar timber gates onto an extensive drive way providing off road parking for a number of vehicles and sweeping across the front of the Barn into the right hand side where there is an attached double garage.

## Double garage

23'0" x 16'6" with two electric up and over doors, there is power, light, floor mounted Ideal Mexico 2 gas central heating boiler and with a loft hatch with a retractable aluminium ladder leading to some very useful boarded floor space which also includes a Velux double glazed window.

## Directions

Using satellite navigation enter the postcode WF14 0DN









**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

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