



Radula, 21A Hopton Hall Lane, Mirfield, WF14 8EA
£1,475,000

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This simply stunning detached property is tucked away behind electric gates, set in a generous plot extending to approximately 12 acres of formal gardens, wild pasture, grazing land and woodland. Enjoying far reaching, rural views and boasting 3 reception rooms, quality farmhouse style kitchen with granite worktops and AGA, 5 bedrooms and 3 bathrooms. The property comes complete with a garage, car port and driveway providing ample off road parking, together with tennis court, stables and menage ideal for those with equestrian interests. Offering charming period features which add character and warmth to the house with exposed beams and trusses, feature open fireplaces, stone mullion windows and vaulted ceilings. Whether you are relaxing in the garden, enjoying a game of tennis, or simply admiring the views, this property truly has it all. Situated in the sought after semi rural location of Upper Hopton, yet still convenient for Mirfield town centre, good access to the local motorway network and train station approximately 1.5 miles away, providing direct rail links to Leeds, Manchester and London. Internal viewing an absolute must!





GROUND FLOOR:

An open porch with bespoke timber framing gives access to an arched timber entrance door.

Entrance Hall

15'5" x 14'1" (4.70m x 4.29m)

A spacious and inviting entrance hall, which is fitted with sealed unit double glazed windows to the front and side elevations, a Yorkshire stone flagged floor, wall light points and feature beams.

Cloakroom/WC

Accessed from the entrance. The cloakroom is furnished with a Villeroy & Boch sink with storage beneath and low flush WC. There is a stone flagged floor, wall light points and a fitted cupboard which houses the central heating boiler.

Lounge

21'0" x 20'9" (6.40m x 6.32m)

Oak steps lead down from the hallway into this beautiful lounge which has exposed feature beams, stone fireplace with oak mantle and open fire, 3 central heating radiators and sealed unit double glazed windows overlook the garden.

Dining Room

25'11" x 18'5" (7.90m x 5.61m)

This magnificent room certainly has the wow factor with its vaulted ceiling, feature beams and trusses and open fire with oak mantle. There is panelling to the walls and 4 Velux windows give plenty of natural light along with a sealed unit double glazed window. This larger than average reception room also has 2 central heating radiators.

Snug

20'11" x 11'7" (6.38m x 3.53m)

Accessed via steps with a bespoke spindle balustrade, this room is currently used as a study. With modern flooring, 2 central heating radiators and French doors with glazed side panels.

Breakfast Kitchen

18'1" x 17'6" (5.51m x 5.33m)

This well appointed farmhouse style kitchen has Yorkshire stone flagged flooring and an extensive range of wall and base units with drawers, pull out larder, glazed wall cupboards with display lighting and granite work surfaces to complement the units. The main focal point of this room is the AGA which is inset within the chimney breast and a



central island unit provides additional work surface and breakfast bar. Integrated appliances include dishwasher, tall fridge and freezer and Miele gas hob. The kitchen also has a double Belfast sink with mixer tap, door which accesses the utility room, a further timber stable door which accesses the front terrace and sealed unit double glazed windows with stone mullions to the side and rear.

Utility Room

18'0" x 8'1" max 5'0" min (5.49m x 2.46m max 1.52m min)

An essential room for a property of this size, providing additional storage cupboards, space and plumbing for a washing machine, space for additional fridge and freezer if required, a central heating radiator and sealed unit double glazed window.

Inner Hallway

Having wall light points and a central heating radiator.

Bedroom 3

17'8" x 8'7" (5.38m x 2.62m)

With exposed beams, a central heating radiator and a secondary glazed uPVC double glazed window.

Bedroom 4

17'10" x 8'11" (5.44m x 2.72m)

With exposed beams, a central heating radiator and Velux windows.

Bathroom

Furnished with a 4 piece suite incorporating a low flush WC, pedestal wash hand basin, shower cubicle and panelled bath. There are part tiled walls, 2 ladder style radiators, extractor fan, inset ceiling spotlights and a tiled floor.

Master Bedroom

16'2" x 15'11" (4.93m x 4.85m)

This spacious double room has feature exposed beams, 2 central heating radiators and a sealed unit double glazed window.

En suite Bathroom

Having a quality Villeroy & Boch suite comprising free standing bath tub with central mixer tap, large bowl sink, shower enclosure, WC and a central heating radiator.

Dressing Room

15'7" x 11'9" (4.75m x 3.58m)

This spacious dressing area is fitted with an extensive range of fitted wardrobes with sliding door fronts which provide hanging and shelving facilities. There is a matching dressing table, feature radiator and sealed unit double glazed window. An internal door gives access to the attached garage.

FIRST FLOOR:

Bedroom 2

17'5" x 9'6" (5.31m x 2.90m)

This cosy bedroom has an exposed stone chimney breast, feature beams and sealed unit double glazed windows with stone mullions.

Bathroom

Furnished with a 3 piece suite incorporating bath, pedestal wash hand basin and low flush WC. There is a built-in cupboard, tiling to the walls, a central heating radiator and sealed unit double glazed window.

Study

8'2" x 6'8" (2.49m x 2.03m)

An ideal space for those that work from home. Having a fitted desk, exposed beams, a central heating radiator and sealed unit double glazed window.

Bedroom 5

9'0" max x 10'8" from beam to beam (2.74m max x 3.25m from beam to beam)

Having restricted head room. This L shaped room has exposed beams and a sky light window.

OUTSIDE:

Electric wrought iron twin gates give access to the shared private driveway. The driveway leads up to the house and garage and provides ample off road parking for numerous vehicles. There is a timber double car port to the left of the main entrance gates which provides covered parking for 2 vehicles. The main frontage has formal lawns with mature planted borders and mature trees which provide an array of colour in the spring/summer months. Decking provides a private seating area which takes full advantage of the stunning views over the garden and steps lead to a Yorkshire stone flagged seating area ideal for entertaining. A further patio and summerhouse provide additional areas for seating. Shaped lawns lead to the vegetable garden which has raised planters and a greenhouse and a gate gives access to the wild pasture/grazing land beyond. There is a tennis court towards the bottom of the formal gardens and a manège for those with equestrian interests. The stable block has a water supply and comprises:-

STABLES/HAY STORE/TACK ROOM

Stable 1 - 11'6" x 11'8"

Stable 2 - 11'7" x 11'8"

Stable 3 - 11'9" x 11'11"

Hay Store/Tack Room - 15'9" x 11'11"

Store to side

Garage

12'0" x 17'0" (3.66m x 5.18m)

With double timber doors, internal power and lighting.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield town centre via Wakefield Road A62 and continue through Aspley and Moldgreen. On reaching Dalton turn left onto Dalton Green Lane and right onto Albany Road which leads into School Lane. Turn off onto St. Mary's Lane which in turn becomes Shop Lane and turn right onto Town Road. Turn right again onto Cockley Hill Lane and right again onto Bellstring Lane and Hopton Hall Lane is a turning to the left. The property can be found on the right hand side (see electric gates, number 21a is on the right hand side of the driveway).

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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Floor 1

Approximate total area⁽¹⁾

3596.95 ft²
334.17 m²

Reduced headroom

67.93 ft²
6.31 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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