



The Orchard, 8A Far Common Road, Mirfield, WF14 0DQ
£1,300,000

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The Orchard, is a stunning, executive, stone built detached property which is set on a generous plot of approximately 1.44 acres of formal garden and greenbelt beyond. Extended and fully renovated throughout to an exceptional standard by the current owners, along with a contemporary interior throughout, this property provides approximately 3,600 sqft of living accommodation. Also having the added benefit of a separate annexe, which has the potential to be converted into a self contained, 2 bedroom, 2 storey property (subject to necessary building consents).

Accessed via electric gates, a sweeping driveway leads round to the rear, which has ample off road parking for a number of vehicles. The gardens to the front of the property are lawned with mature trees and hedgerow, which provide a good degree of privacy. To the rear there is a large paved seating area, ideal for entertaining, as well as an extensive area of lawned garden which backs onto neighbouring open fields. There is also an existing wooden barn, which offers potential for adaptations to suit the individual purchaser.

Internally, the high specification accommodation provides ample natural light throughout and far reaching views to both front and rear aspects. With 3 generous reception rooms, 2 kitchens and a separate utility to the ground floor, the property is further enhanced by 5 bedrooms, 2 en-suites to the master and guest room, together with a family bathroom to the first floor.

Forming an ideal purchase for those with a young and growing family or those with equestrian interests. Situated in this highly desirable location, with country pubs and walks on its doorstep.

There is also well regarded junior and grammar schools, together with good access links via the railway and motorway, to the major trading centres within West Yorkshire.

Energy Rating: D

GROUND FLOOR:

Enter the property via a uPVC, decorative glazed entrance door.

Entrance Hall

This welcoming entrance hall has ample natural light, a high gloss tiled floor, understairs storage cupboard and stairs rising to the first floor.

Cloakroom/WC

Being fully tiled and furnished with a 2 piece suite comprising of a low flush WC and vanity wash hand basin.

Dining Kitchen

26'7" x 15'7" max (8.10m x 4.75m max)

This contemporary dining kitchen has been finished to a high specification with an abundance of wall and base units, granite work surface and inset sink and mixer tap. There is a central island which provides seating for up to 4 people, as well as an inset Neff 5 ring gas hob and an extractor fan. Further appliances include a dishwasher, with the kitchen also having space for an American fridge freezer, electric

underfloor heating and uPVC double glazed windows to both the front and rear elevations. A door leads to the second kitchen.

Boot Room/Utility

17'8" x 6'6" (5.38m x 1.98m)

Previously forming part of the garage, this room has plumbing for a washing machine and space for a dryer. There is a uPVC double glazed window to the side elevation which allows for ample light. This room also houses the central heating system, whilst also providing ample hanging and storage space. A further door leads into the garage.

Second Kitchen

17'8" x 5'10" (5.38m x 1.78m)

This secondary kitchen is a superb addition to the home, especially if entertaining during the summer months. Offering base units, granite work surfaces, tiled splashbacks, double Belfast sink with mixer tap and a Range cooker with overhead extractor. There is a uPVC double glazed window to the rear, plumbing for a washing machine, central heating radiator and a uPVC double glazed exterior door which accesses the patio area. A further door accesses the boot room/utility.

Dining Room

13'1" x 11'4" (3.99m x 3.45m)

An ideal reception room for entertaining, with underfloor heating, high gloss tiling and is open into the sun room which provides ample natural light and views over the rear garden.

Sun Room

22'11" x 21'9" (6.99m x 6.63m)

This simply wonderful reception room was added by the current vendors in 2017 and makes a fantastic entertainment space. Fitted with bi-fold doors which open on to the rear patio area. Internally this room is open plan to the dining room and can easily be opened up into the lounge via concertina style French doors, which then creates a much larger entertaining space. There is a continuation of the tiled floor and underfloor heating, with stunning views over the rear garden via two large uPVC double glazed windows and there are also 3 remote controlled Velux windows to the ceiling.

Lounge

21'0" x 13'2" (6.40m x 4.01m)

This well proportioned reception room has a feature, contemporary gas fire which is set to the chimney breast, solid oak flooring, 2 central heating radiators and a uPVC double glazed window to the front elevation.

FIRST FLOOR:

Landing

Having an arched uPVC double glazed window to the front elevation, oak balustrade and a central heating radiator.

Master Suite

21'9" max x 18'7" max inc en suite/dressing ar (6.63m max x 5.66m max inc en suite/dressing ar)

Being of a generous size, with exceptional views to the rear via uPVC double glazed French doors which open onto a Juliet balcony. There are 2 central heating radiators, timber flooring and the bedroom is open to the dressing area.

Dressing Area

With a continuation of the wood flooring, this space has a dressing table, wardrobes and shelves which provide ample hanging space and storage. There is also a uPVC double glazed window to the front elevation.

En suite Bathroom

Being fully tiled with concealed contemporary lighting. The bathroom is furnished with a Jacuzzi bath with mixer tap and shower attachment, walk-in shower, low flush WC and 2 vanity sink units. There is also underfloor heating and a uPVC double glazed window to the front elevation.

Guest Room/Bedroom 2

15'9" x 9'2" (4.80m x 2.79m)

Positioned to the front of the property, having a uPVC double glazed window with far reaching views. There is also a

central heating radiator, timber flooring, fitted wardrobes and a door which accesses the en suite shower room.

En suite Shower Room

Fitted with a 3 piece suite comprising of a walk-in shower cubicle, vanity wash hand basin and low flush WC.

Bedroom 3

13'2" x 10'7" (4.01m x 3.23m)

Situated to the rear of the property, this double bedroom has far reaching views over the garden and fields beyond. Having fitted wardrobes, loft access point and a central heating radiator.

Bedroom 4

13'2" x 10'1" (4.01m x 3.07m)

Situated to the front of the property, having fitted wardrobes, a uPVC double glazed window which enjoys far reaching views and a central heating radiator.

Bedroom 5

14'10" x 7'8" (4.52m x 2.34m)

Currently utilised as a study, with bespoke cupboards and shelving but could easily be turned back into a bedroom. Having a uPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

This fully tiled bathroom is fitted with a 4 piece suite comprising of a larger than average shower cubicle, egg shaped bath with freestanding mixer taps, concealed WC and contemporary sink with mixer tap. There is also underfloor heating and uPVC double glazed windows to the rear aspect.

OUTSIDE:

Electric gates give access to the tarmacadam driveway which sweeps round from the front to the rear of the

property and provides off road for 15+ cars. The front garden is predominantly laid to lawn with mature planted trees and hedges and gives ample privacy from the road side. To the rear of the property there is an annexe which is currently used as a gym. Beyond the annexe, there is potential to create further garaging if required, or furthermore there is space for a swimming pool (subject to any necessary consents). A gate gives access to the stone patio area, which is an ideal place for dining and relaxation in the summer months and beyond this patio area, is access to the substantial rear garden which also can be adapted to suit individual needs, for example conversion into a grazing paddock.

Annexe/Gym

23'3" x 9'3" (7.09m x 2.82m)

Fitted with uPVC double glazed French doors which give access to the annexe which is currently used as a gym/games room. Having 2 uPVC double glazed windows and an aircon system which provides hot/cold air. This room has a tiled floor and a door provides access to a WC.

We have been informed by the current owners that an architect has indicated subject to necessary consents that this space could be converted into a separate annexe which could provide 2 bedrooms, by adding 2 dormers.

WC

Furnished with a 2 piece suite comprising of a low flush WC and wall mounted sink.

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 Mirfield via Huddersfield Road in the direction of Huddersfield. Proceed through 2 sets of traffic lights and take the right hand turning into Stocksbank Road. At the conclusion turn right into Leeds Road, turning left at Mirfield garden centre, into Far Common Road. The property will be found opposite Haigh's Farm Shop, on the right hand side clearly identified by a Bramleys for sale board.

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.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.



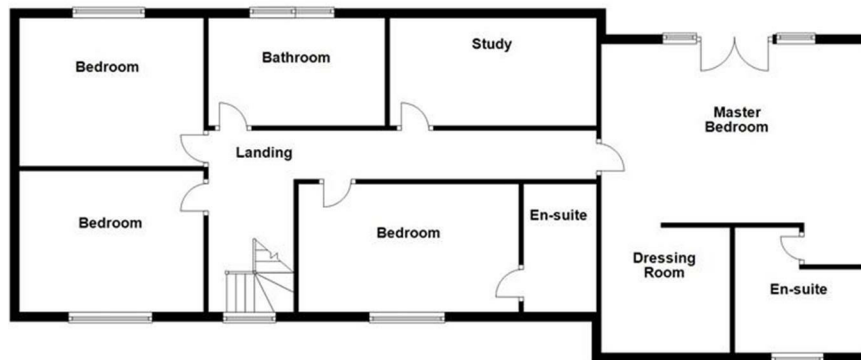




Ground Floor



First Floor



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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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