



SHEEPINGS FARM
— MIRFIELD —



SHEEPINGS FARM

MIRFIELD

As the iron gates open to access Sheep Ings Farm, you will be captivated by the magic of this fabulous 17th-century Grade II listed farmhouse and barn conversion. Tucked away behind established hedges, this exceptionally presented home is waiting to host the most wonderful parties and make endless memories.

Park your car on the granite cobbled driveway and make your way to the entrance with the heady scent of wisteria and roses that climb the front of this home.

WELCOME

From the moment you enter this property, the high-spec finish is evident. You enter the hall with space for boot and coat storage and become enveloped by the wonder of Sheeps Ings Farm.

Each room offers a different feel as you move through the home, from grand spaces with towering ceilings to cosy nooks with low beams, giving a whimsical Alice in Wonderland feel.

The office is to the left of the hall, separated from the hustle and bustle of the rest of the property. It is a lovely space with a cosy feel, perfect for locking yourself away and getting work done. There is a door leading to the rear of the property, and windows on three sides ensure an abundance of natural light to work by. There is even a fireplace for those chilly days.





"I love the kitchen opening onto the garden, especially as the evening sun shines through the windows."

HEART OF THE HOME...

Crossing the hallway, you will enter the kitchen, the heart of the home. The centrepiece is an Electric Aga set within grey units topped with Corian. The ceiling towers above, with exposed beams and rafters, add to the sense of grandeur as your family gathers around the central island or has breakfast at the table.

There is a utility room, keeping all of the laundry appliances hidden and out of the way.

"Each room has really a different feel."

LIVING SPACES...

Accessible from the kitchen is a cosy snug, with a lower ceiling and a pot-bellied wood-burning stove. This room is perfect for relaxing in the evenings.

The dining room, with its Yorkshire stone-flagged floor and a traditional range fireplace, is the ideal setting for a gourmet dinner party with friends. There is even a convenient WC close by.





"Family room is so amazing for entertaining - we've had some fab parties here."



WOW FACTOR...

Occupying one corner of this marvellous home is the family room. The vaulted ceiling soars up, with a quirky hand-carved gallery overlooking, accessed by a bespoke door from the bedroom upstairs. Ready for dining, celebrating or watching movies or sports on the projector screen (available by separate negotiation) with a fully integrated top-of-the-range surround system, this magnificent space has a fully operating bar to serve perfectly chilled drinks or channel your inner mixologist, making cocktails for your friends and family. The exposed brickwork of the chimney blends perfectly with the natural materials of the wooden floor and roof trusses and houses a carved stone fireplace surround.

There is a quiet corner at the rear of the room with walls lined with oak bookshelves, the perfect spot for a quiet moment or curling up in an armchair with a good book. There is also a handy WC here for your and your guests' convenience.

TIME FOR BED...

As the days draw to a close and you head upstairs, find tranquillity and calm in the master bedroom. With pale grey fitted wardrobes offering plenty of storage and a show-stopping en suite bathroom, this room could be straight out of a 5-star hotel. The luxurious ensuite awaits with a free-standing bath for you to enjoy a long soak, and there is a separate walk-in shower. Place your feet on the gently warmed marble-style floor tiles as you climb out of the bath, wrapping yourself in fluffy towels from the heated towel rail for the ultimate luxury.





REST & REFRESH

There are three further bedrooms, each with an individual style, from whimsical secret doors to exposed beams and rafters. There is space for everyone.

The house bathroom has a bath and separate shower, with a skylight in the vaulted ceiling.

GLORIOUS GARDENS...

The property sits in the centre of this generous plot with gardens all around, meaning you can follow the sun as it tracks across the sky throughout the day. The paved patio is a lovely spot to enjoy a morning coffee as the day breaks, and another, larger space, ideal as an outdoor lounge area, with sofas and a table. Enjoy an alfresco lunch outside. The lawn extends further around the property and is perfect for the children to play and explore.

There is more than enough space for parking vehicles on the granite cobbled driveway, and the double garage, which is separately alarmed for security, has an electric door and a boarded roof for additional storage.



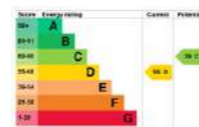
SPECIFICATION LIST

HOME

- Grade II listed farmhouse and converted barn
- Detached
- 4 bedrooms
- Large driveway with electric gates
- Convenient location, less than 10 minutes walk to Mirfield railway station & town centre

SERVICES

- Mains Water, Electricity, Gas
- Alarm and CCTV system
- Extensive parking
- 1000MB ultrafast broadband download speed



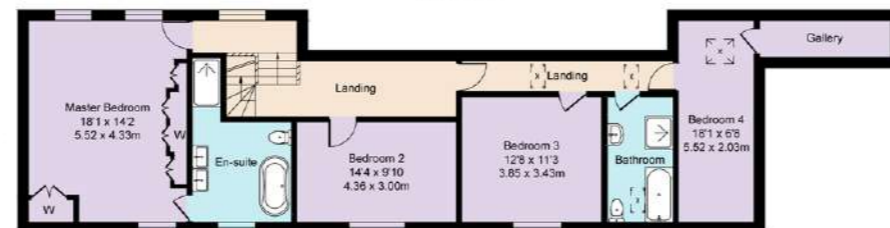
Granny Lane, Mirfield



Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 187.2 sq m / 2015 sq ft
 First Floor = 101.6 sq m / 1094 sq ft
 Garage = 29.9 sq m / 322 sq ft
 Total = 318.7 sq m / 3431 sq ft

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



TAKEAWAY:
Rustic Pizza & Prosecco Bar or Kowloon Chinese



MILK:
Premier on Calder Road or in Mirfield



CHEMIST:
In Mirfield town centre



SCHOOL: Hopton Primary School, Castle Hall Academy, Heckmondwike Grammar School



A GYM:
Roy Ellams in Mirfield or BigBox Huddersfield



WALK: So many walks from the front door, including along the canal and footpaths / bridleways



DINNER:
Capri is a great Italian



DAY OUT WITH THE CHILDREN:
Yorkshire Sculpture Park or Cannon Hall Farm



A PINT:
The Flowerpot or Navigation Tavern



PUBLIC TRANSPORT:
Bus stop on Calder Road (5 mins walk) & Mirfield railway station (10 mins walk)



A QUICK BITE TO EAT:
Arthur's Cafe in Lower Hopton



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— MIRFIELD —



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— Quintessentially Different —



WHAT3WORDS: [blueberry.panel.conquests](https://www.what3words.com/blueberry-panel-conquests)

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