



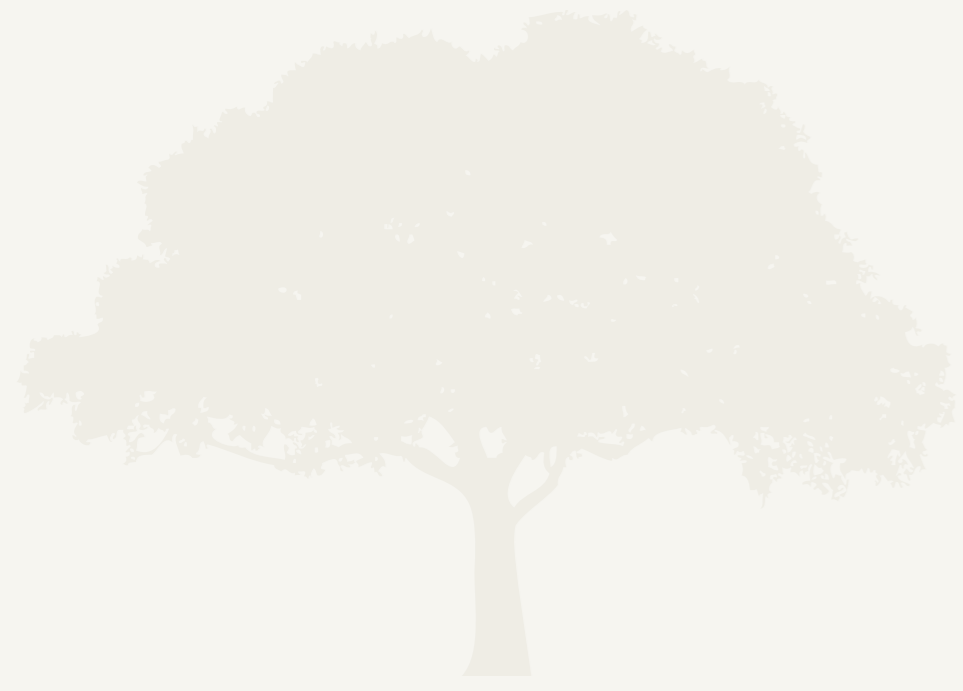
MIRFIELD
FIELD VIEW HOUSE



WELCOME

As the name suggests, Field View House is surrounded by greenbelt fields with open views. If you are lucky, you might even glimpse the rare breed of Highland cattle that sometimes graze in the surrounding fields.

Tucked away down a leafy tree-lined private road and nestled into the countryside, this impressive home was meticulously designed by the current owners and expertly crafted by local builders. The layout, styling and interior have been carefully considered to create a marvellous, spacious family home.



COME ON IN...

From the moment you arrive on the driveway, you will be captivated. With ample parking space before the double garage, the entrance leads to a breathtaking atrium. Towering up three floors, the open staircase and galleried landings are bathed in natural light that cascades from the skylights above.





"We've had great fun in the cinema room with the whole family, watching movies and having popcorn."

VERSATILE SPACES

To the front of the home is a sophisticated living room, a calming space to relax with a bay window that looks out over the front garden. Enjoy fantastic movie nights with the whole family in the cinema room, which has space for comfy reclining seating and a large screen or projector.

FAMILY TIME

Spanning the rear of the home is the family living kitchen. A large open-plan area with a modern design.

The living area has a large bay window with French doors that lead out onto the patio area. The dining table takes the centre of the room, where the rear wall of the home opens with bi-fold doors, ideal for dining al fresco.

The kitchen is fitted near more French doors bathed in natural light. It features modern units with granite worktops and a unique circular central island with casual seating on one side. There are two electric ovens, a steam and microwave oven, all integrated, and a ceramic hob. The dishwasher is built-in, and the American-style fridge freezer slots in perfectly. The zone-controlled underfloor heating that covers the entirety of the ground floor gently warms the floor for a perfect ambient temperature all year round.





LIGHT-FILLED LIVING

With a seamless connection to the outside and an open-plan layout, this room really is the heart of the home. Host parties to remember with your family and friends where your guests will have room to mingle and spill out into the garden.

The utility room has units, full-height cupboards for additional storage and space for the washing machine and tumble dryer. There is also a WC and a lovely study, accessed from the hallway, ideal for working from home.



“We love watching the Highland cattle play as the sun sets over the fields from the private lounge”

BEAUTIFUL BEDROOMS...

Climb the stairs to the first-floor galleried landing, where you will find the master bedroom suite. A secluded wing of the property offers the principal of the home some privacy. Sit in the French door bay window, the perfect place to relax and take in the views from the Juliet balcony. There are two walk-in wardrobes to store your clothing and accessories perfect for getting ready each day. The en suite bathroom is a luxurious retreat, rivalling even the most opulent 5-star hotel. The freestanding bath basks in the natural light of the bay window.

Double doors open from the master bedroom into a private lounge with full-height windows to take in the magnificent views. Enjoy this peaceful sanctuary to unwind after a long day away from the beautiful chaos of family life.





REST & REFRESH

A large house bathroom has a freestanding bath and a separate walk-in shower. Two basins sit within vanity cabinets, with a large mirror above and the WC. This elegant house bathroom offers functionality and luxury in equal measure.

A large second bedroom sits on the other side of the home, which has a balcony to take in the views, a walk-in wardrobe and an en suite bathroom. Give your guests a little privacy when they come to stay, or perhaps another lucky family member will love this room.



FAMILY ROOM

Above the garage you will find a games room with skylight windows for natural light and enough space for the whole family to enjoy. There is even a bar to keep the drinks flowing on those fun-filled nights.





ROOM WITH A VIEW

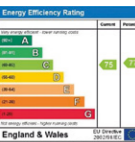
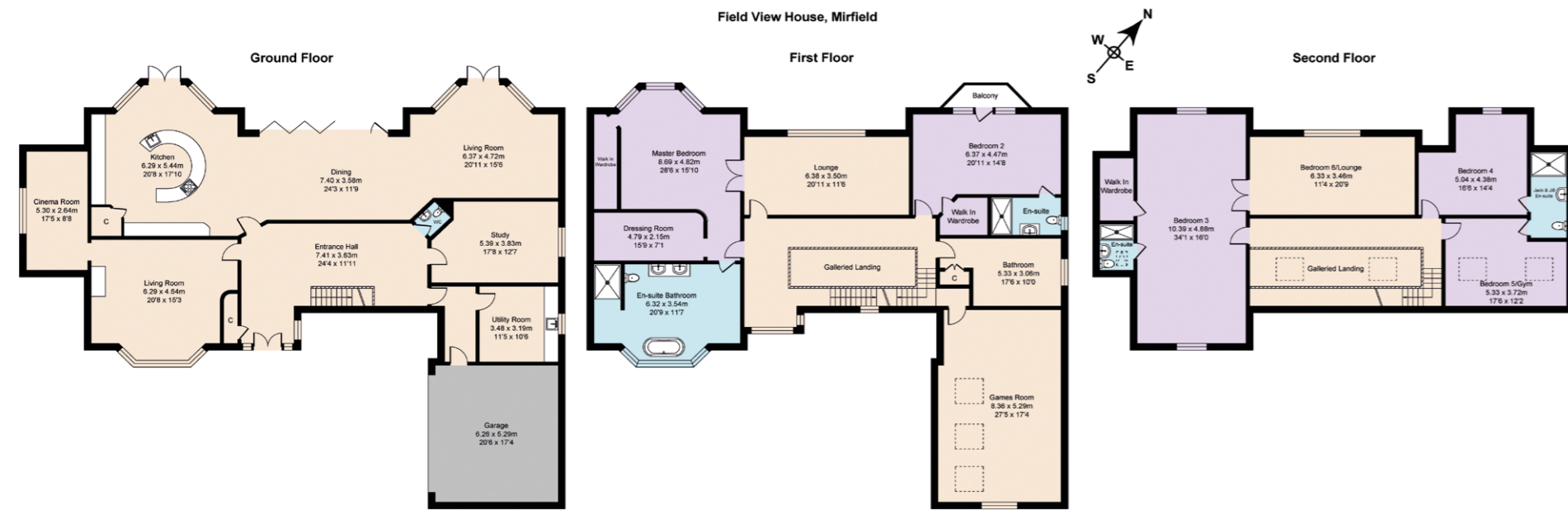
Climb the final staircase to the second-floor landing, where you can view right down to the hallway below. Here, you will find a large third bedroom with a walk-in wardrobe, en-suite and access to another room. This area of the home could be used for an older child or relative, giving them a small apartment with their own lounge area. Equally, this part of the home could be amended to create another bedroom if needed. Bedrooms 4 and 5, one of which is currently used as a home gym share a bathroom with Jack-and-Jill doors.



GORGEOUS GARDENS...

FieldView House is the perfect blend of secluded privacy and open outlook, set within 1/2 of an acre of lawned and landscaped gardens, surrounded by established trees and hedges. The patio area is ideal for al fresco lunches and early morning coffees, where the sun can be felt all day. Then, watch the dramatic sunsets over the horizon with a chilled beverage in the evening. A wooden pergola covers another seating area if you need shade from the day's heat.





Approximate Gross Internal Area
 Ground Floor = 216.0 sq m / 2325
 First Floor = 227.9 sq m / 2453
 Second Floor = 160.7 sq m / 1728
 Garage = 32.3 sq m / 348
 Total = 636.9 sq m / 6854

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.

FINER DETAILS

- Detached
- 6 Bedrooms
- 5 Bathrooms
- Games Room
- Cinema Room
- Large open plan Kitchen, Dining & Living Room
- Gated private driveway & double garage



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



TAKEAWAY:
Take your pick, they all deliver



MILK:
Coop at Nab Lane



GROCERIES
Haigh's Farm Shop or supermarkets in Mirfield



SCHOOL:
Battyford Primary School or Mirfield Free Grammar



A GYM & SWIMMING:
Spn Valley Leisure Centre in Liversedge or BigBox in Huddersfield



WALK:
Walk along the Calder & Hebble Navigation canal



DINNER:
Capri for Italian, curry at Velvet Lounge or Caribbean at Sugarcane



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



A PINT:
The Pear Tree



PUBLIC TRANSPORT:
Bus stop at the end of the driveway & Mirfield railway station nearby



COMMUTING BY CAR:
M62 motorway at junction 25 is just 5 minutes' drive away



A QUICK BITE TO EAT:
The Pie Shed or Whiteley's Cafe & Garden Centre



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

To view Field View House
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