



THE BARN

MIRFIELD



WELCOME HOME

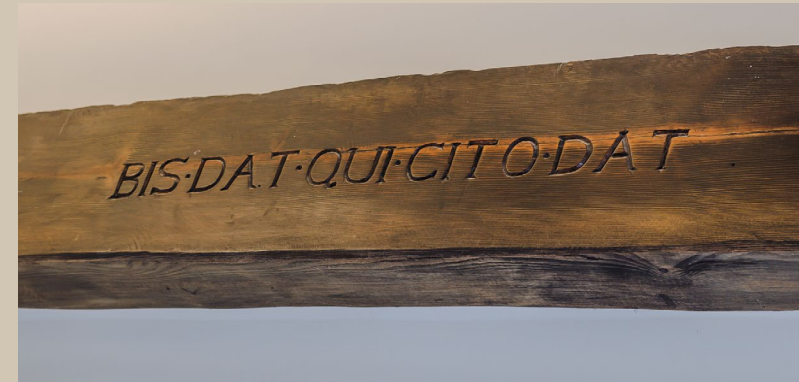
Tucked away down a private lane in the Yorkshire countryside sits this magnificent brick-built barn conversion, hidden from the hustle and bustle. Converted approximately 35 years ago into this substantial family home, the converted barn has many intriguing features and much character that echo the former building.

As you approach the home, wooden gates open to give access to a large driveway and double garage.





COME ON IN...



The archway and double doors of the front entrance are the first hint that this building has a history. The hallway opens up to reveal the oak staircase which climbs to the first floor and the galleried landing that looks down from above. The beams also home a hidden saying carved in Latin "He gives twice who gives promptly".

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Double doors from the hall lead into a lovely sitting room with a beamed ceiling and brick fireplace which takes centre stage. An intricately carved Yorkshire Rose stone on the lintel above adds a touch of Yorkshire charm above the multi-fuel stove, ready to light and snuggle up on a chilly winter evening. Natural light pours into the room from the windows which give views on three aspects of the open fields that surround the home.

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“We love the sitting room in the winter months – it is so cosy when the fire is lit.”



FEAST YOUR EYES

Solid oak kitchen units, imported from France, are topped with quartz worktops that offer plenty of storage and workspace. There is also a built-in double oven with a hob above. A brick-and-beam divide separates the kitchen from the dining space, a characterful and interesting alternative to a breakfast bar that ensures the kitchen diner is a social place for family and friends to gather for meals.

There is also a useful utility room with cream shaker-style units and oak worktops with lots of storage. There is space for a washing machine and an integrated slimline dishwasher and fridge.

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GORGEOUS GARDEN ROOM

The garden room is a wonderful space to enjoy the outdoors in all the weather that Yorkshire experiences—sometimes every season in one day. Bi-fold doors create a seamless connection with the gardens, ideal for throwing fabulous, fun-filled parties where your guests can spill out.

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1969



“The view from every window is wonderful – we have never got tired of looking out over the fields.”

STEP UPSTAIRS



From the galleried landing exposed roof trusses tower above you, and you can sneak a peek over the bannister into the hallway below. The master bedroom is an oasis of calm with a wall of built-in wardrobes to keep everything hidden neatly. The en-suite is luxurious with white marble effect tiles and a large walk-in shower. The wash basin sits in a vanity unit, helping to keep everything neat and tidy as a ribbon of light shines through the high-level window.

There are 4 additional bedrooms (one currently used as an office), each with excellent views and characterful beamed ceilings. There is space for everyone in the family.

The family bathroom has a raised area where you will find an enormous corner bath - you can sink into a large bubblebath and relax with your favourite tipple. There is also a separate shower and a large vanity unit providing plenty of storage and housing the wash basin.



“We have hosted so many parties, even pitching a marquee in the front garden. We also have had children in the family camping in the paddock, sleeping beneath the stars, exploring nature but staying safe.”



GLORIOUS GARDENS

The Barn is encompassed in the Yorkshire countryside with endless open views. Surrounded by paddocks which, including the gardens, measure almost 4 acres. There are two stables and a field shelter that have a water supply and solar power, ready for you to stable your horses. Access to the paddocks is from a gate on the driveway and there are bridledpaths on the doorstep so you can ride out from your own home for miles. There is enough land to make hay, rotate your horses or throw the most amazing parties.

The gardens are level and mostly lawn, screened by trees and bushes to give privacy whilst still allowing you to take in the wonderful countryside that surrounds you. There is a greenhouse for the green-fingered in the family to grow fruit and vegetables and borders filled with flowers for a pop of colour throughout the summer months. There is always somewhere that you can bask in the sun's warmth, as the garden enjoys the warmth of the sunlight almost all day, or find welcome shade if it is a little too warm.

“I spent many years commuting all over the world – the motorways, trains and airports are so convenient but there is nothing better than coming home to this rural country life, surrounded by fields, nature and wildlife, peace and tranquillity. You breathe a sigh of relief as you pull up on the drive.”





ASK THE OWNERS

Where do I go when I need...



Pub?

Flower Pot or Navigation



Walk?

Amazing walks straight out of our gate – walk for miles



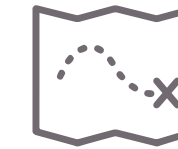
Restaurants?

Spice of Bengal / Ravellos



Public transport?

Bus stop within walking distance, Mirfield train station with direct links to Leeds, Manchester and London



Local points of interest?

Ponderosa, Marina, Dewsbury Country Park, Mirfield town centre



Schools?

(Primary) Crossley Fields
(Secondary) Mirfield Free Grammar



Chemist?

Boots Old Bank Road



Takeaway

China Garden, Spice of Bengal + lots more



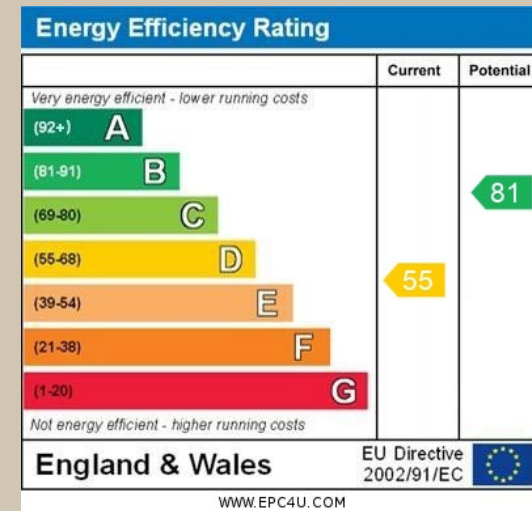
Pint of milk?

One Stop Jenny Lane

FINER DETAILS

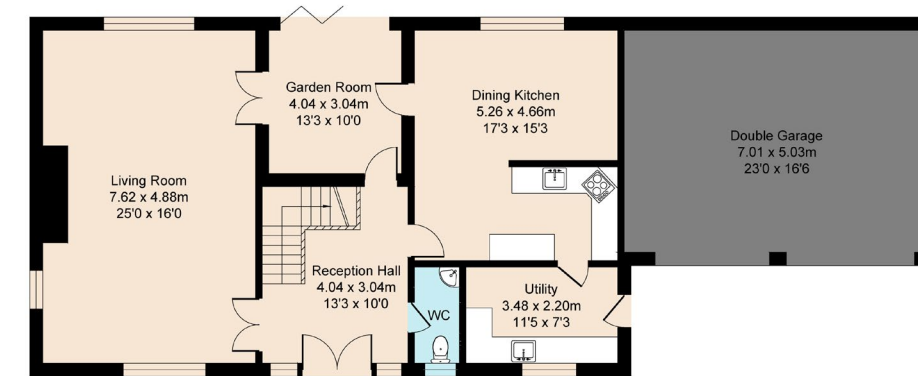
Home & Services:

- 5 Bedroom
- 2 Bathroom
- Approx 4 acres
- Stables
- Field shelter
- Private gated driveway
- Secluded
- Mains gas & electricity

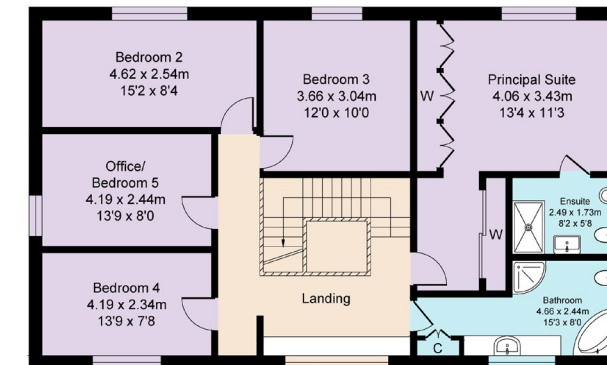


The Barn
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The Barn, Mirfield

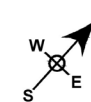


Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 100.4 sq m / 1081
 First Floor = 100.4 sq m / 1081
 Garage = 35.6 sq m / 383
 Total = 236.4 sq m / 2545



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.



THE BARN, PRIMROSE LANE, MIRFIELD, WF14 0DN

 WHAT3WORDS: [blacken.employers.widest](https://www.what3words.com/blacken.employers.widest)

To view The Barn

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