



HELM FARM COTTAGE
— MIRFIELD —





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Beside The Water's Edge

Tucked quietly along a charming lane just moments from the canal side, Helm Farm Cottage is a home with a rare sense of permanence. Hidden behind wraparound gardens and approached by a private driveway, this detached stone-built cottage has been cherished by the same family for more than 40 years. Time has brought layers of warmth and character to every room, creating a residence that feels deeply rooted in its surroundings while offering remarkable potential for the future.

The setting is wonderfully peaceful. Waterside walks begin almost from the front door, while Mirfield's excellent rail connections and straightforward access to Junction 25 of the M62 place Leeds, Manchester and London within easy reach. Yet despite its convenience, the cottage feels gently removed from the pace of modern life.





A practical boot room and utility space offers a welcoming introduction to the home. Exposed stonework and terracotta tiled flooring set the tone immediately, hinting at the cottage's heritage and enduring charm. An open serving hatch and internal doors lead through to the kitchen and principal reception space, creating an easy sense of connection between the rooms.



Heart Of The Home

The kitchen is filled with traditional country character. Warm wooden cabinetry, a gas Rangemaster cooker and vintage-inspired detailing give the space a timeless quality, while natural light filters through the rear-facing window across mottled green tiled flooring. A breakfast bar invites slow mornings with coffee and conversation, while the snug beyond and the living dining room beside it allow family life to flow easily throughout the home.





Spaces To Gather & Retreat

Beyond, the living and dining room is generous in scale yet wonderfully intimate in atmosphere. Exposed ceiling beams form a striking grid overhead, anchored by a substantial stone pillar and a feature gas fire that brings warmth to winter evenings. French doors open directly onto the south-west facing gardens, drawing sunlight deep into the room throughout the afternoon and creating an effortless relationship between inside and out.



A further reception space, currently arranged as a snug, provides flexibility for modern family living. Quietly positioned with its own entrance and ground floor WC, it lends itself equally well to a reading room, home office or playroom.

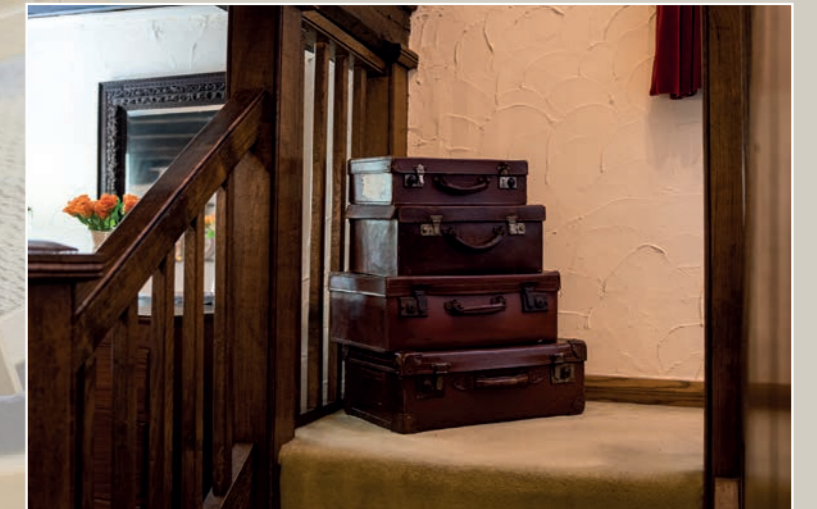




A Peaceful Retreat

Upstairs, the sense of calm continues. The principal bedroom enjoys dual-aspect views across the gardens, allowing natural light to move beautifully through the room from morning until evening. Exposed beams and soft neutral tones create a restful atmosphere that feels entirely in keeping with the age and character of the home.

"I've always loved waking up here and seeing the garden in every season. It feels peaceful no matter the weather outside."



Rooms To Evolve With You

Two further double bedrooms continue the cottage's warm and inviting feel, each featuring exposed beams and pleasant outlooks. The third bedroom is currently used as a study, offering flexibility for growing families or those seeking additional workspace.

The family bathroom combines practicality with traditional styling, incorporating both a bath and corner shower alongside built-in cabinetry and an airing cupboard.





Gardens Made For Long Summer Evenings

Outside, the gardens are a defining feature of Helm Farm Cottage. Wrapping around three sides of the residence and enjoying a prized south-west orientation, they provide an ever-changing backdrop throughout the day. Patio seating areas have been carefully positioned to follow the sun from afternoon into evening, creating inviting spaces for outdoor dining, family gatherings or simply sitting quietly with a book.



“The garden has brought us so much happiness over the years. In summer the whole place glows in the evening sunshine and it always feels safe and magical for family gatherings.”

To the right-hand side of the driveway, an additional enclosed area of garden feels almost secret in nature. Hidden behind its own door, it carries the atmosphere of a private sanctuary, enclosed by greenery and wonderfully secluded.

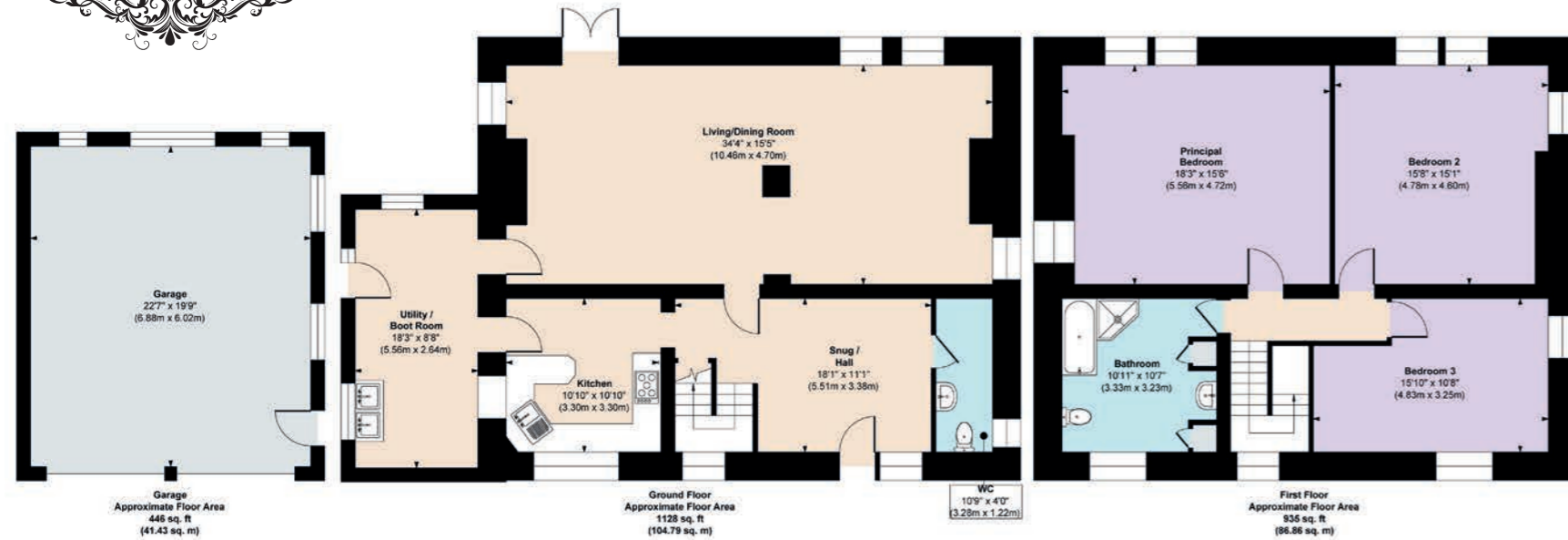
A detached double garage and extensive private parking complete the practicality of this enduring home.

Helm Farm Cottage is more than a period residence. It is a home that has been deeply loved and carefully lived in for generations, now ready to welcome a new family to continue its story beside the water's edge.



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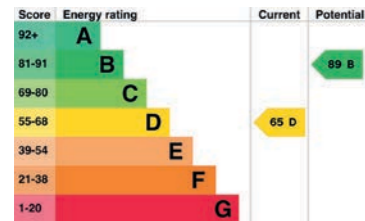


Approx. Gross Internal Floor Area 2509 sq. ft / 233.08 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

FINER DETAILS

- Charming period stone-built detached cottage
- 3 double bedrooms
- 1 bathroom & downstairs wc
- Wrap around south-west facing gardens
- Private driveway for several cars
- Double detached garage
- Convenient location for commuters
- Full-height attic offering excellent conversion potential
- Potential to create an en-suite and further bedroom
- Mains electricity, gas & water; private drainage



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Co-op Food
(2 min drive)



GYM:
The MFG Sports Centre
(5 min drive)



CHEMIST:
Old Bank Chemist and Boots
in Mirfield town centre are
both a 7 min drive



WALK:
It's lovely to walk along the
canal or the Spen Valley
Greenway



TAKEAWAYS:
The Greek Grill; Sage (Chinese)
or Spice of Bengal



RESTAURANT:
Miller & Carter and The Navigation
Tavern are both a 5 min drive



LOCAL SCHOOLS:
Primary - Crowlees Junior & Infant
School (Outstanding); Crossley Fields
Junior & Infant School (Good).
Secondary - Mirfield Free Grammar (Good)



POI:
Mirfield Marina; Battyford Island
Nature Reserve; National
Coal Mining Museum; Yorkshire
Sculpture Park



PUB:
The Pear Tree Inn & The White Gate
are both a 5 min drive




PUBLIC TRANSPORT:
Bus to Huddersfield or Leeds from
Huddersfield Road; Train from Mirfield
station to Manchester, Huddersfield,
Leeds & London



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Helm Farm Cottage, Waterside Walk, Mirfield WF14 OEB

 WHAT3WORDS: meals.sings.seats



presented by

Mr
&
Mr Child

— Quintessentially Different —

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