



Hopton Chase, 19 Hopton Hall Lane, Mirfield, WF14 8EA

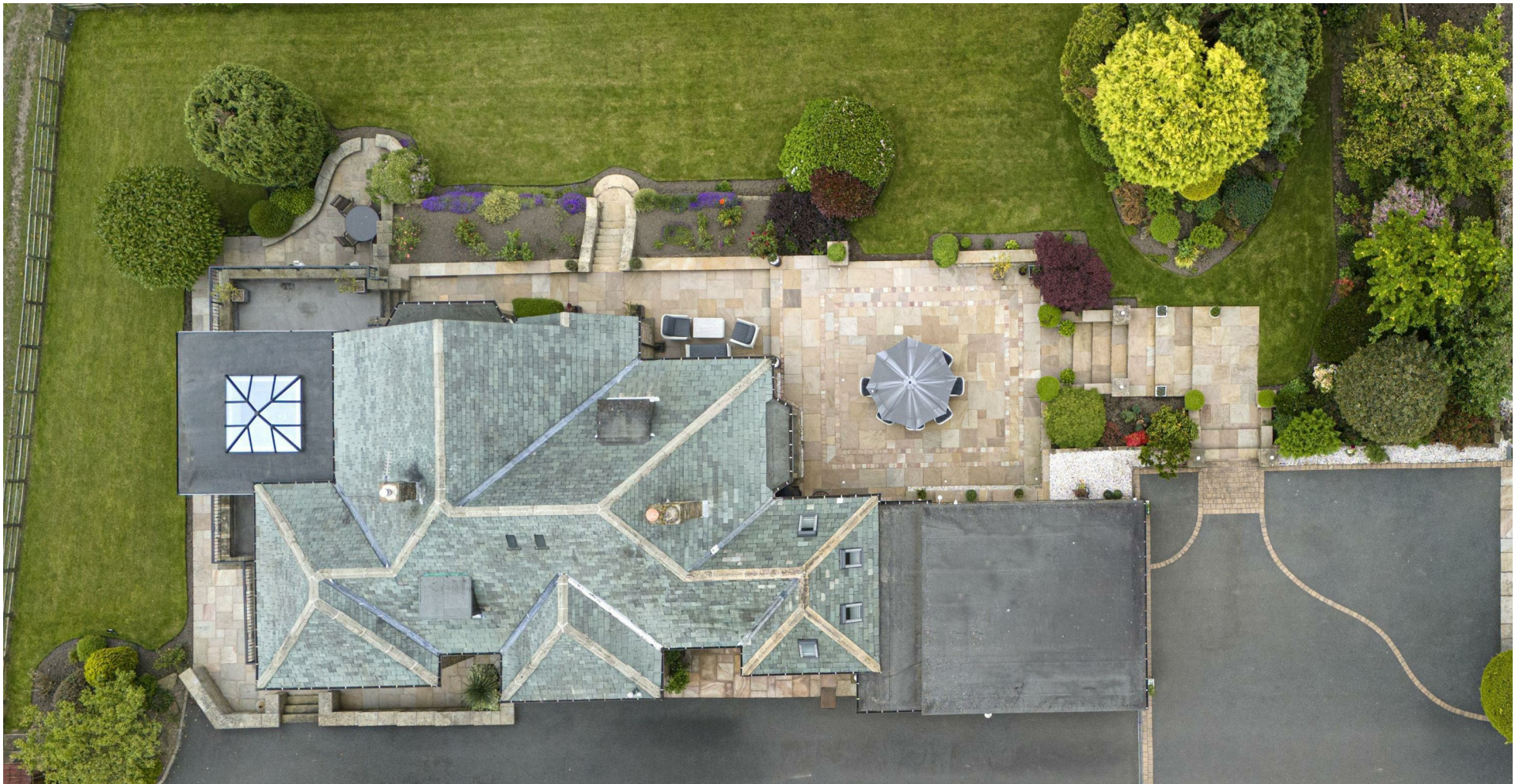
£1,250,000

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This stunning stone built detached property, is set under a Westmoreland slate roof in the sought after semi-rural location of Upper Hopton. Accessed via a shared private driveway, the property has stunning views across the adjacent countryside, yet is located within 1.5 miles of Mirfield town centre, providing direct rail links to both Leeds and Manchester and access to the local motorway network. Within the property is a superb 1 bedroomed annexe with independent access providing an ideal space for a dependent relative, the annexe providing its own kitchen, living room, bedroom with en suite bathroom and dining room or study if required. The main house boasts 4 further double bedrooms, 2 having en suite facilities, together with 3 spacious living rooms and a high quality dining kitchen with a wealth of integrated appliances. The property would provide an ideal home for those with a growing family. Having gas fired central heating, uPVC double glazing, integral double garaging with automated doors and security alarm system. With gardens to 3 sides, parking and driveway for 6/8 vehicles in addition to the garage. Seldom do properties of this nature appear on the open market in this location and only by a personal inspection can one truly appreciate the size, flexibility and position of this outstanding family home.

Energy Rating: E





**GROUND FLOOR:**

**Entrance Hall**

A uPVC entrance door gives access to the entrance hall which has tiled flooring, central heating radiator, built-in cloaks cupboard. An access door leads to the:-

**Utility Room**

8'0" x 6'0" (2.44m x 1.83m)

Having a range of base and wall cupboards with granite working surfaces, plumbing for automatic washing machine, integrated fridge and freezer.

**Dining Kitchen**

20'10" max x 13'0" max (6.35m max x 3.96m max)

Comprehensively fitted with a wealth of matching floor and wall units with quartz working surfaces. There is a 4 ring induction hob with in-built extractor, 1.5 bowl stainless steel sink unit with mixer taps and granite drainer, split level dual Bosch ovens, integral fridge, peninsular breakfast bar with granite top, integral wine rack and matching twin glass fronted display cabinets to either side of the media point. The dining area is open to the full roof height and has 4 Velux windows providing a flood of natural light. There is feature exposed stone walling, sunken LED lighting, a timber and glazed stable rear access door and the most appealing feature of the original servants call panel.

**Inner Hallway**

An access door from the dining kitchen gives access to the inner hallway which has Amtico style flooring, central heating radiator and opens to the dining hall.

**Dining Hall**

20'0" to bay x 12'10" (6.10m to bay x 3.91m)

This generously proportioned dining hall

has a uPVC double glazed bay window with additional dual aspect double glazed window to the rear overlooking the adjacent fields. There is a central heating radiator, solid fuel stove and solid timber entrance door. There is also a built-in understairs store cupboard.

**Lounge**

18'0" x 17'0" to bay (5.49m x 5.18m to bay)

A magnificent and spacious living room having a uPVC double glazed bay window to the front with superb far reaching rural views. There is a limestone fire surround and mantel housing the gas and log effect living flame fire, ceiling coving and uPVC double glazed French doors leading directly into the orangery.

**Orangery**

15'6" x 14'1" (4.72m x 4.29m)

Peacefully situated overlooking the fields, there are 2 central heating radiators and an atrium glass dome.

**Bedroom**

12'0" x 12'2" (3.66m x 3.71m)

Having a central heating radiator, uPVC double glazed window, sunken low voltage lighting and a range of fitted furniture including robes, dressing table and drawer units.

**En Suite Shower Room**

Being half tiled to the walls and having a fully tiled floor. There is a Villeroy & Boch 3 piece suite comprising low flush toilet, semi-pedestal wash basin and fully tiled shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.

**House Bathroom**

Being fully tiled to the floor and walls and having a 3 piece Villeroy & Boch suite comprising a low flush toilet, ceramic wash bowl with chrome mixer taps and a deep sunk free-standing bath





with chrome mixer taps and shower attachment. There is sunken low voltage lighting and a chrome ladder style radiator.

#### Bedroom

14'1" x 13'0" (4.29m x 3.96m)

Peacefully situated to the rear of the property with dual aspect uPVC double glazed windows with French doors leading onto the rear balcony which has wrought iron rails. The bedroom has built-in double robes, central heating radiator and 2 wall light points.

#### FIRST FLOOR:

#### Landing

A staircase rises to the first floor landing which has built-in double robes.

#### Master Bedroom

13'6" max x 15'7" max (4.11m max x 4.75m max)

Being comprehensively fitted with a range of furniture including 8 door robes with hanging and shelving facilities, built-in cupboards and drawer units, centre knee-hole dressing table, uPVC double glazed window allowing superb far reaching rural views, central heating radiator and an access door to the:-

#### En Suite Bathroom

11'9" x 9'0" (3.58m x 2.74m)

Being half tiled to the walls and fully tiled to the floor with Travertine style tiling. There is a 4 piece Villeroy & Boch suite comprising a concealed flush wc, vanity wash bowl, free-standing deep sunk bath with independent chrome free-standing taps with additional hose and walk-in double width shower cubicle with rainwater head.

#### Bedroom

11'3" x 14'0" inc robes (3.43m x 4.27m inc robes)

This could be utilised as a dressing room to the master bedroom or an independent bedroom. There are 6 door robes with hanging and shelving facilities, dressing table with granite surface and drawer units to the side and an additional bank of drawer units with granite surface. There is a central heating radiator, uPVC double glazed window, sunken LED lighting and a feature alcove with additional built-in cupboards.

#### LOWER GROUND FLOOR:

#### ANNEXE:

A most useful and versatile part of the property is this superb one bedroomed annexe with independent access. The stairs descend from the main house to the:-

#### Inner Hallway

Having a central heating radiator and opens to the:-

#### Lounge

19'8" x 15'0" (5.99m x 4.57m)

Peacefully situated to the rear of the property with a dual aspect, having uPVC double glazed windows and French doors leading directly onto the side terrace which has Yorkshire stone flagging. There is also a central heating radiator, feature gas and log effect living flame fire set onto a limestone fire surround and mantel, built-in robes and 2 wall light points. Timber and glazed double doors give access to the:-

#### Study

13'7" max x 9'0" max (4.14m max x 2.74m max)

Having a range of bespoke handmade furniture comprising 5 door robes, corner desk unit with cabinets and glass fronted display cabinets, additional shelving and central heating radiator.

#### Bedroom

8'10" x 9'0" (2.69m x 2.74m)

Peacefully situated to the rear of the property and having superb far reaching rural views through the uPVC double glazed window. There is a central heating radiator, sunken low voltage lighting and built-in robes providing hanging and shelving facilities.

#### En Suite Shower Room

Having a fully tiled floor and a 3 piece suite comprising a concealed flush wc, vanity wash bowl with chrome waterfall mixer taps and drawer units beneath and a double width walk-in shower cubicle with rainwater head and additional hose. There is also a chrome ladder style radiator and uPVC double glazed window.

#### Kitchen

12'5" x 7'9" (3.78m x 2.36m)

Having a range of matching modern floor and wall units with laminated working surfaces, concealed lighting to the wall units, 4 ring gas hob with overhead extractor fan and light, split level oven and grill, integrated microwave, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for automatic washing machine, integral fridge and freezer, twin glass fronted display cabinets with concealed lighting, central heating radiator and independent uPVC double glazed access door.

#### OUTSIDE:

A set of electrically operated entrance gates give access to the driveway which has Victorian style lampstands. The drive extends to the tarmac parking apron providing parking for 8/10 vehicles.



There are twin stone pillars with electric lighting above which provide access via the small flight of steps into the rear gardens, which are professionally landscaped and include a full width stone terrace taking full advantage of the outstanding rural aspect. There are shaped lawned gardens with inset mature trees and bushes, a dry-stone and timber fenced boundary, outside security lighting, CCTV and water tap. The flagged terrace has inset lighting. The annexe has its own independent flagged patio, lawns and attracts superb far reaching views.

**Integral Double Garage**

20'1" x 17'3" (6.12m x 5.26m)

An integral access door from the entrance hall leads to the integral double garage which has an automated up and over door, 2 uPVC double glazed windows, central heating radiator, a range of built-in storage cupboards and a boiler room.

**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 Huddersfield town centre via Wakefield Road A62 and continue through Aspley and Moldgreen. On reaching Dalton turn left onto Dalton Green Lane and right onto Albany Road which leads into School Lane. Turn off onto St. Mary's Lane which in turn becomes Shop Lane and turn right onto Town Road. Turn right again onto Cockley Hill Lane and right again onto Bellstring Lane and Hopton Hall Lane is a turning to the left. The property can be found on the right hand side.

**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.



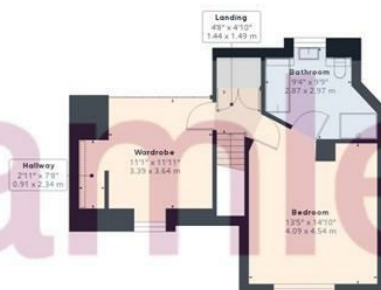




Floor 0



Floor 1



Floor 2

### Approximate total area<sup>(1)</sup>

3262.18 ft<sup>2</sup>

303.07 m<sup>2</sup>

### Reduced headroom

9.08 ft<sup>2</sup>

0.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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