

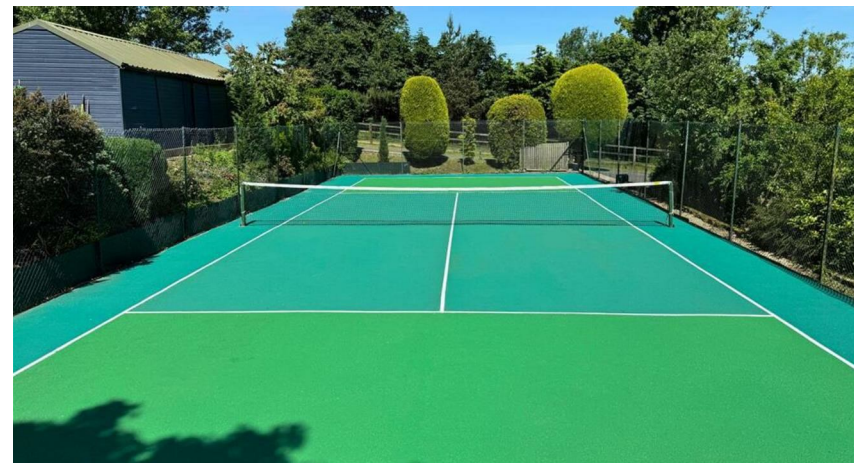


Radula, 21A Hopton Hall Lane, Mirfield, WF14 8EA  
£1,250,000

bramleys

Nestled in the picturesque setting of Hopton Hall Lane, Mirfield, this stunning detached period house offers an exceptional living experience. Spanning an impressive 3,675 square feet, the property boasts five generous bedrooms, each designed to provide comfort and tranquillity. The three well-appointed bathrooms feature luxurious Villeroy and Boch suites, ensuring a touch of elegance throughout.

As you enter the property, you are greeted by three spacious reception rooms, each filled with character and charm, perfect for both entertaining guests and enjoying quiet family moments. The formal gardens provide an idyllic space for al fresco dining, while the ample seating areas invite you to relax and soak in the serene surroundings. Set on a superb plot, this home is complemented by electric gated access on to a sweeping driveway that offers parking for up to nine vehicles, along with a garage and a solid timber carport. For those with a passion for outdoor activities, the property features a tennis court and stables with hay store, and tack room, catering to a variety of interests. The larger-than-average greenhouse adds to the appeal for gardening enthusiasts, while the views over the adjacent countryside and woodland create a peaceful backdrop that enhances the rural charm of this highly sought-after area. This property is not just a home; it is a lifestyle choice, offering a perfect blend of character, space, and outdoor enjoyment. Don't miss the opportunity to make this remarkable residence your own.





## GROUND FLOOR:

An open porch with bespoke timber framing gives access to an arched timber entrance door.

### Entrance Hall

15'5" x 14'1" (4.70m x 4.29m)

A spacious and inviting entrance hall, which is fitted with sealed unit double glazed windows to the front and side elevations, a Yorkshire stone flagged floor, wall light points and feature beams.

### Cloakroom/WC

Accessed from the entrance. The cloakroom is furnished with a Villeroy & Boch sink with storage beneath and low flush WC. There is a stone flagged floor, wall light points and a fitted cupboard which houses the central heating boiler.

### Lounge

21'0" x 20'9" (6.40m x 6.32m)

Oak steps lead down from the hallway into this beautiful lounge which has exposed feature beams, stone fireplace with oak mantle and open fire, 3 central heating radiators and sealed unit double glazed windows overlook the garden.

### Dining Room

25'11" x 18'5" (7.90m x 5.61m)

This magnificent room certainly has the wow factor with its vaulted ceiling, feature beams and trusses and open fire with oak mantle. There is panelling to the walls and 4 Velux windows give plenty of natural light along with a sealed unit double glazed window. This

larger than average reception room also has 2 central heating radiators.

### Snug

20'11" x 11'7" (6.38m x 3.53m)

Accessed via steps with a bespoke spindle balustrade, this room is currently used as a study. With modern flooring, 2 central heating radiators and French doors with glazed side panels.

### Breakfast Kitchen

18'1" x 17'6" (5.51m x 5.33m)

This well appointed farmhouse style kitchen has Yorkshire stone flagged flooring and an extensive range of wall and base units with drawers, pull out larder, glazed wall cupboards with display lighting and granite work surfaces to complement the units. The main focal point of this room is the AGA which is inset within the chimney breast and a central island unit provides additional work surface and breakfast bar. Integrated appliances include dishwasher, tall fridge and freezer and Miele gas hob. The kitchen also has a double Belfast sink with mixer tap, door which accesses the utility room, a further timber stable door which accesses the front terrace and sealed unit double glazed windows with stone mullions to the side and rear.

### Utility Room

18'0" x 8'1" max 5'0" min (5.49m x 2.46m max 1.52m min)

An essential room for a property of this size, providing additional storage cupboards,

space and plumbing for a washing machine, space for additional fridge and freezer if required, a central heating radiator and sealed unit double glazed window.

### Inner Hallway

Having wall light points and a central heating radiator.

### Bedroom 3

17'8" x 8'7" (5.38m x 2.62m)

With exposed beams, a central heating radiator and a secondary glazed uPVC double glazed window.

### Bedroom 4

17'10" x 8'11" (5.44m x 2.72m)

With exposed beams, a central heating radiator and Velux windows.

### Bathroom

Furnished with a 4 piece suite incorporating a low flush WC, pedestal wash hand basin, shower cubicle and panelled bath. There are part tiled walls, 2 ladder style radiators, extractor fan, inset ceiling spotlights and a tiled floor.

### Master Bedroom

16'2" x 15'11" (4.93m x 4.85m)

This spacious double room has feature exposed beams, 2 central heating radiators and a sealed unit double glazed window.

### En suite Bathroom

Having a quality Villeroy & Boch suite comprising free standing bath tub with central mixer tap, large bowl sink, shower enclosure, WC and a central heating radiator.

## Dressing Room

15'7" x 11'9" (4.75m x 3.58m)

This spacious dressing area is fitted with an extensive range of fitted wardrobes with sliding door fronts which provide hanging and shelving facilities. There is a matching dressing table, feature radiator and sealed unit double glazed window. An internal door gives access to the attached garage.

## FIRST FLOOR:

### Bedroom 2

17'5" x 9'6" (5.31m x 2.90m)

This cosy bedroom has an exposed stone chimney breast, feature beams and sealed unit double glazed windows with stone mullions.

### Bathroom

Furnished with a 3 piece suite incorporating bath, pedestal wash hand basin and low flush WC. There is a built-in cupboard, tiling to the walls, a central heating radiator and sealed unit double glazed window.

### Study

8'2" x 6'8" (2.49m x 2.03m)

An ideal space for those that work from home. Having a fitted desk, exposed beams, a central heating radiator and sealed unit double glazed window.

### Bedroom 5

9'0" max x 10'8" from beam to beam (2.74m max x 3.25m from beam to beam)  
Having restricted head room. This L shaped room has exposed beams and a sky light window.

**OUTSIDE:**

Electric wrought iron twin gates give access to the shared private driveway. The driveway leads up to the house and garage and provides ample off road parking for numerous vehicles. There is a timber double car port to the left of the main entrance gates which provides covered parking for 2 vehicles. The main frontage has formal lawns with mature planted borders and mature trees which provide an array of colour in the spring/summer months. Decking provides a private seating area which takes full advantage of the stunning views over the garden and steps lead to a Yorkshire stone flagged seating area ideal for entertaining. A further patio and summerhouse provide additional areas for seating. Shaped lawns lead to the vegetable garden which has raised planters and a greenhouse. There is a tennis court towards the bottom of the formal gardens, paddock/grazing area and a stable block which has a water supply and comprises:-

**STABLES/HAY STORE/TACK ROOM**

Stable 1 - 11'6" x 11'8"

Stable 2 - 11'7" x 11'8"

Stable 3 - 11'9" x 11'11"

Hay Store/Tack Room - 15'9" x 11'11"

Store to side

**Garage**

12'0" x 17'0" (3.66m x 5.18m)

With double timber doors, internal power and lighting.

**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 (see electric gates, number 21a is on the right hand side of the driveway).

**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:**

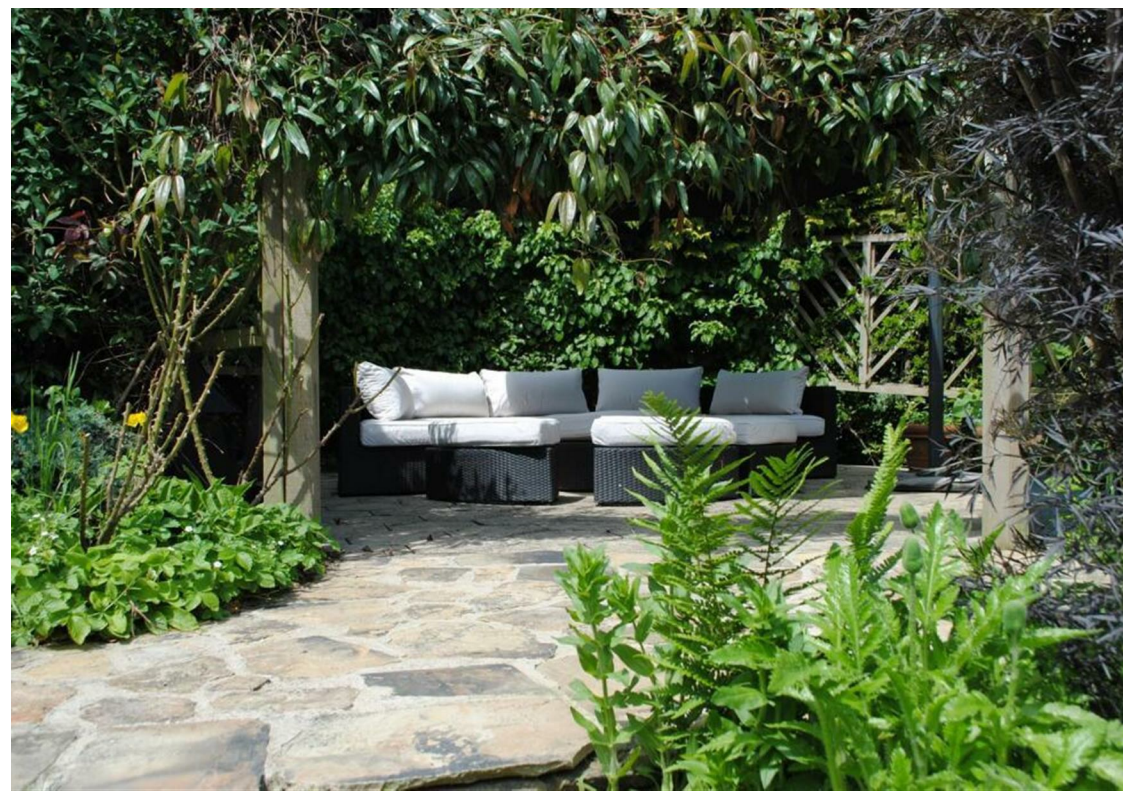
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS**

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