



YORKSHIRE'S
FINEST
HOMES COLLECTION



Far Common Road, Mirfield

Offers Over
£1,250,000

- Exclusive gated stone-built family home
 - Set in approximately 1.5 acres
- Prime Green Belt Development Potential
- Extended & fully modernised to a high standard
- Potential self-contained two-bedroom annexe
- Far-reaching countryside views front & rear
- Five bedrooms including luxury principal suite
 - Sought-after Mirfield location



Tucked away behind secure electric gates is The Orchard, a most remarkable stone built family home on a plot of approximately 1.5 acres.



The contemporary interior has been lavished with a full programme of modernisation finished to a high standard and extension in recent years which in total extends to 3604 square feet, including a detached 'annexe' in the garden with scope to be adapted, subject to planning, into a self-contained 2 bedroom, double storey property for dependant relatives.

The property has an extensive grazing paddock to the rear of approximately 1.1 acres with large wooden barn which could be adapted into stables, perfect for those with equestrian interests. The land offers an exceptional opportunity to explore development potential, with the vendor having already engaged in highly positive initial discussions with the local council regarding future possibilities. Please note that any development is strictly subject to obtaining formal planning consent.

This then backs onto open fields and commands fabulous far reaching views to both the front and rear of the property. The house also has tarmac parking provision for 15 or more cars, both to the front and to the side of the property.

The opulent interior features a stunning newly built garden room with underfloor heating and a whole bank of bi-folding doors which seamlessly open onto the expansive stone flagged alfresco dining terrace, it is also part open plan to the formal dining area. The dining kitchen is quite special with a high end bespoke kitchen with granite worksurfaces and a whole range of Neff built in appliances, including double oven and gas hob in addition to dishwasher. There is also a secondary kitchen which is perfect for entertaining as it opens straight onto the external dining terrace. The reception rooms are competed with the elegant sitting room which features oak flooring and a striking contemporary, raised drift wood effect gas fire.

There are 5 bedrooms to the first floor, the master being exceptionally decadent with a Juliet balcony overlooking the paddock, dressing room and spacious ensuite with Phoenix spa bath, separate shower cubicle and underfloor heating. There is a guest suite with its own luxury ensuite shower room in addition to three further bedrooms, one of which has been fitted with home office furniture, which are served by the stylish house bathroom which features underfloor heating, a stand-alone slipper bath and separate large shower cubicle.

The aforementioned annexe we are informed had planning to be a home office, but is currently used as a gymnasium. It has its own W.C. and would also make an ideal entertaining room or studio in addition to a self contained property as outlined above.

On the outskirts of the highly popular Mirfield which has an array of fashionable bars boutiques and bistros the town also has a major train station with a direct service into Leeds, Manchester as well as London. The area also has highly regarded local schooling as well as the revered private schools in nearby Wakefield.

WHAT3WORDS
///castle.farm.drunk

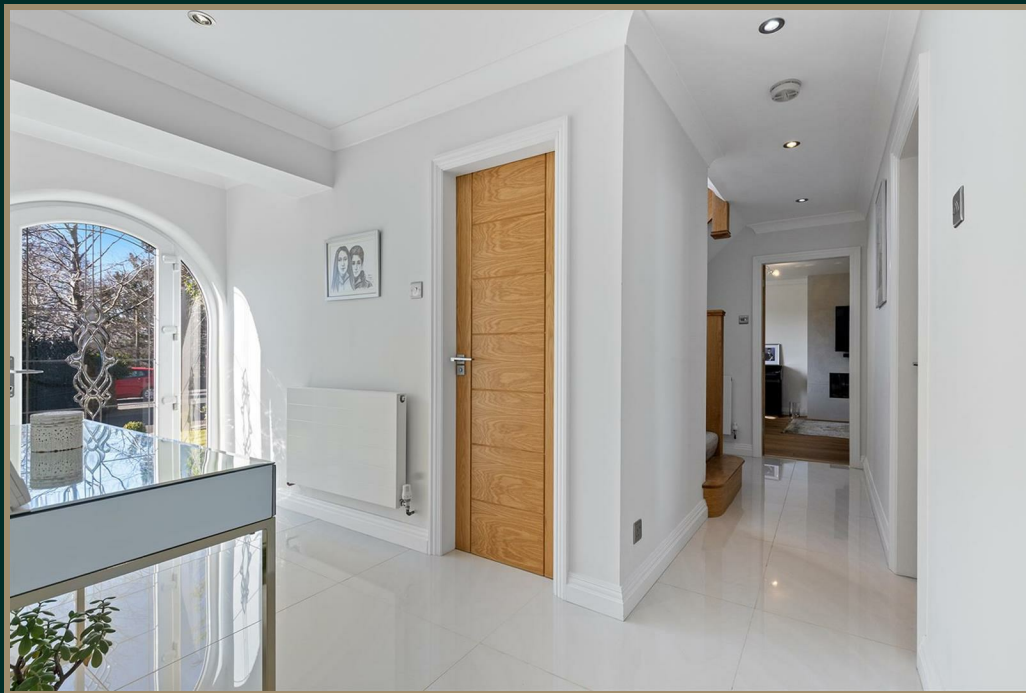
AGENT NOTES





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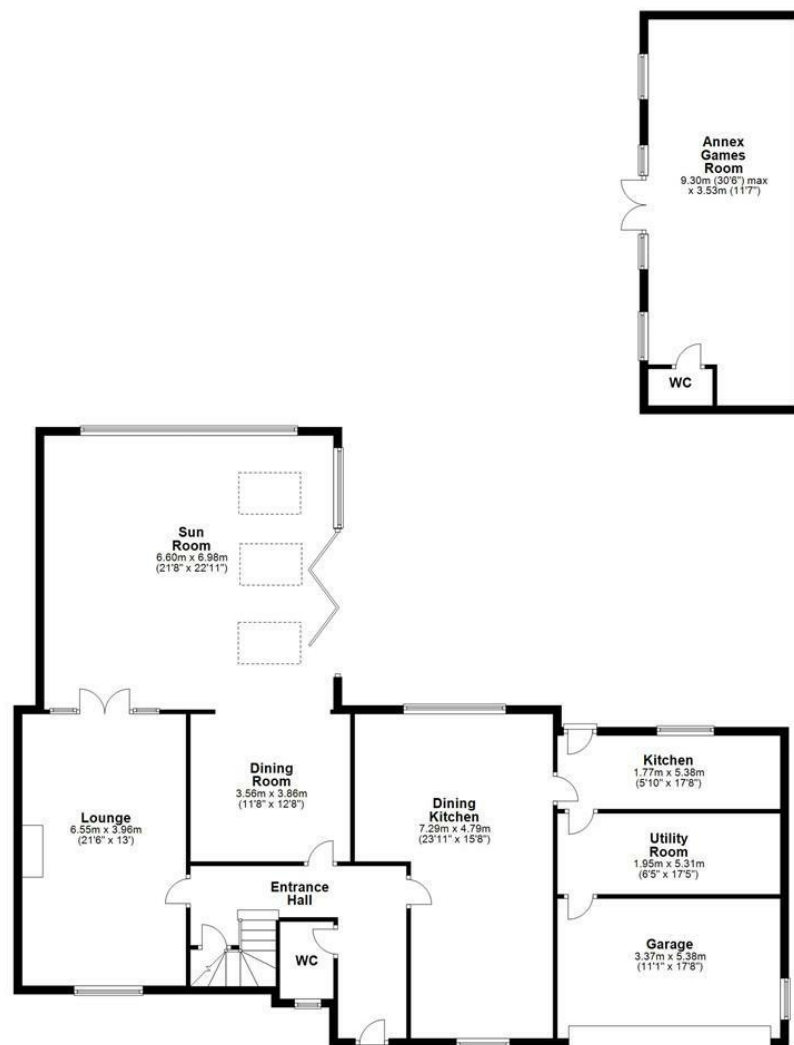




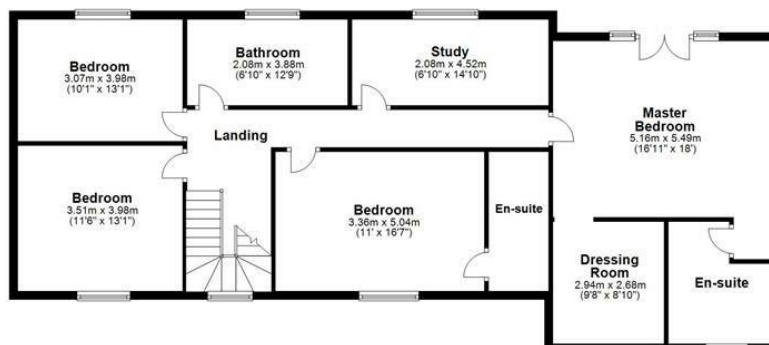




Ground Floor
Approx. 211.1 sq. metres (2272.3 sq. feet)



First Floor
Approx. 123.7 sq. metres (1331.5 sq. feet)



Total area: approx. 334.8 sq. metres (3603.8 sq. feet)



To view Far Common Road, Mirfield
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