



**The Old Rectory, Pinfold Lane, Mirfield, WF14 9PS**





## PROPERTY DESCRIPTION

A significant grade II\* (listed 1966) detached residence dating back to the early fourteenth century with later additions and standing in walled grounds of circa 0.8 of an acre which include a Mulberry tree believed to be gifted by James I. Steeped in history and built during the reign of Edward I for the Rector of Mirfield John De Heton, this magnificent home with its own postcode provides generous living space including an annex currently utilised as an air b&b providing a healthy income or alternatively as guest accommodation. The current owners have cherished this property and whilst fixtures and fittings have been updated, great care has been taken to retain and compliment stunning features that have evolved over the last 700 years. The property extends to around 3600 sq ft, whilst externally the entrance from Pinfold Lane leads around to the rear giving access to a double garage with room over, extensive parking and second gated entrance from Park Drive North. There are mature walled gardens with established trees with seating area/firepit. Mirfield includes outstanding schools, shops restaurants, bars, railway station and access to M1 & M62.

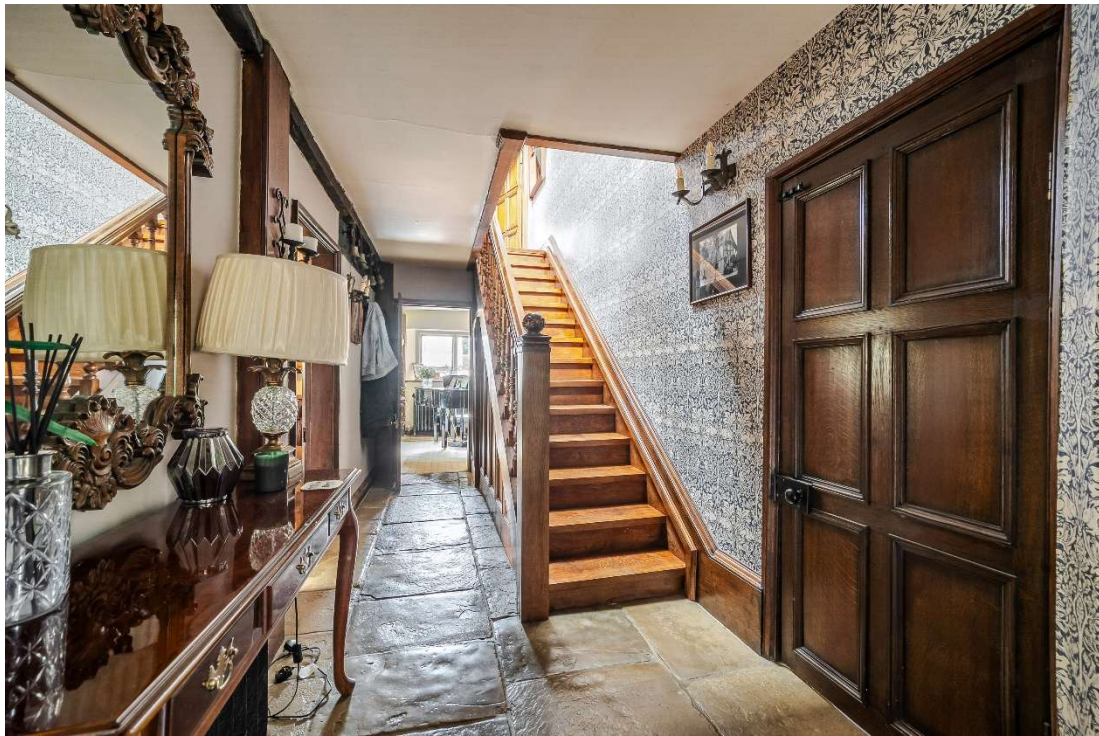
**Offers Around £1,100,000.**

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## HALLWAY

Measurements- 28'2" x 6'2"

With beamed ceiling, stone mullioned windows, cast iron column radiator, stone flagged flooring and an oak spindled staircase rising to the first floor. From the hallway access can be gained to the following rooms: -





## DOWNSTAIRS W.C.

Measurements- 6'3" x 2'8"

With stone flagged floor, window with braced oak shutters, beamed ceiling with inset down lighters and fitted with a suite comprising hand wash basin and low flush W.C.

## SITTING ROOM

Measurements- 18'4" x 17'0"

This is the first of three generously proportioned reception rooms with a walk in bay to the side elevation with stone mullioned windows and working braced oak bi-fold shutters looks out over the front garden, there is a timber and beamed ceiling with inset down lighters, cast iron column radiator and as the main focal point of the room here is a stone fireplace with multi fuel stove resting on a stone hearth. To the left-hand side of the fireplace an oak panelled door provides access to the dining room which can also be accessed through the main entrance hall.





## DINING ROOM

*Measurements – 17'0" x 14'6"*

This has a bank of stone mullioned windows which look out over the front garden and once again having oak shutters, there is a timber and beamed ceiling, exposed floorboards, to one side oak panelled bi fold doors give access to the drawing room. As the main focal point of the room there is a Sparrow Peck stone fireplace with working fire and stone hearth. Adjacent to the window there are twin oak and bevelled glass doors leading to an entrance lobby with timber and beamed ceiling, to one side there is a Sword and Musket hatch to the drawing room and from the lobby an oak braced door provides access to the front garden.





## DRAWING ROOM

Measurements – 23'7" x 11'8"

With stone mullioned windows to both front and side elevations, there are exposed timbers, cast iron column radiator, panel radiator and as the main focal point of the room housed within the chimney breast there is a multi-fuel stove resting on a stone flagged hearth with an oak mantle and display niches above. From the drawing room there are bi fold doors to the dining room, door to the hallway and door to the annex.



## DINING KITCHEN

*Measurements – 28'8" x 12'7"*

As the dimensions indicate this is a particularly spacious room with an abundance of natural light with stone mullioned windows spanning two elevations, there are numerous inset ceiling down lighters, two cast iron column radiators, stone flagged flooring, oak and glazed door giving access to the driveway. The kitchen is fitted with a range of handmade matte grey base and wall cupboards, drawers, these are complimented by overlying granite worktops, there is an inset single drainer sink with instant boiling water antique style mixer tap, brushed stainless steel range style cooker with six ring gas hob, griddle and twin electric ovens, it is housed within chimney breast with lighting and extractor over together with tiled splash backs. There is an integrated fridge, freezer and dishwasher and with an island unit with base cupboards, drawers, basket drawers, housing for microwave and complimented by overlying granite worktops which extend to form a breakfast bar with an oak chopping board section. From the kitchen there is an oak and studded door which leads to the basement.







## BASEMENT

This is approached down a flight of stone steps which leads to a barrel vaulted cellar with a stone table which is 12'2" x 10'8".

## FIRST FLOOR LANDING

With oak flooring, cast iron column radiator and two opening sky lights and two fixed sky lights. From the landing access can be gained to the following rooms: -

## MASTER BEDROOM

*Measurements- 18'2" x 15'7"*

A stunning dual aspect room with lovely views over the garden, there is a pitched beamed ceiling with exposed truss and numerous inset down lighters, chimney breast and two cast iron column radiator. To one side a doorway gives access to a dressing room. This has partly exposed roof timbers to a pitched ceiling, there are spotlights, mullioned window looking out over the front garden, panelled radiator and open wardrobes with cloaks rail and a bank of drawers.





## BEDROOM TWO

Measurements- 17'3" x 10'7"

This is situated adjacent to bedroom one and has once again a pitched ceiling with partly exposed timbers and beams, numerous inset down lighters, window overlooking the front garden and with a cast iron column radiator.



## BATHROOM

Measurements- 13'8" x 6'0"

With a mono pitched beamed ceiling, exposed timbers to walls, mullioned window looking out over the sun terrace, there is a tiled floor with under floor heating, heated towel rail and fitted with suite comprising carved oak cupboard mounted with twin circular travertine hand wash basins with mixer taps over and tiled splash backs, twin shaver socket, Thomas Crappers W.C. and a stunning free standing nickel plated bath with free standing mixer tap incorporating hand spray.



## SHOWER ROOM

*Measurements – 7'4" x 6'2"*

With a window overlooking the parking area, ceiling light point, tiled floor with under floor heating, part tiled walls, ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with mixer tap, flow flush W.C. and glazed tiled shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



## INNER LOBBY

From the hallway an oak panelled door leads to an inner lobby which in turn provides access to bedrooms three and four.



### BEDROOM THREE

*Measurements – 11'9" x 8'2"*

With a stone mullioned window, partly exposed roof timbers with inset ceiling down lighters and cast-iron column radiator.

### BEDROOM FOUR

*Measurements – 9'2" x 8'4"*

With dual aspect windows, partially exposed roof timbers with inset ceiling down lighters and cast iron column radiator.

### BEDROOM FIVE

*Measurements – 13'4" x 12'4"*

This room can be accessed either from the landing or from the annex which allow the annex to be either one or two bedrooms. There is a stone mullioned window, timber and sealed unit double glazed French doors which open onto a balcony above a former leadline water tower. There is a beamed ceiling with inset down lighters and cast iron column radiator. To one side a timber panelled door gives access to an en suite shower room.



## GROUND FLOOR ENTRANCE HALL

This can be accessed from the drawing room if required and has a beamed ceiling, wall light point, tiled floor and from here access can be gained to the living room and breakfast kitchen.

## BREAKFAST KITCHEN

*Measurements- 15'3" x 11'3"*

This has stone mullioned windows, mono pitched beamed ceiling with angled spotlights, cast iron column radiator, tiled floor and fitted with a range of cream base and wall cupboards, drawers, complimented by contrasting oak laminate worktops with inset single drainer sink with antique style chrome mixer tap, wine rack, tiled splash backs, Neff four ring stainless steel gas hob with matching stainless steel extractor hood over and Neff stainless steel electric double oven, plumbing for automatic washing machine, dishwasher, space for fridge freezer and with central island unit matching the kitchen with base cupboards and complimented by overlying oak worktop which extends to form breakfast bar. To one side an oak studded and braced door gives access outside.





## LIVING ROOM

*Measurements- 15'0" x 15'0"*

With beamed ceiling with inset LED down lighters, two feature display niches, cast iron column radiator and as the main focal point of the room there is a fireplace with stone surround, Dunsley wood burning stove resting on a stone flagged hearth. To one side a staircase with exposed stone work rises to the first floor.



## FIRST FLOOR LANDING

With exposed floor boards, ceiling light, loft access, to one side there is a door which gives access to bedroom five to the main house or this could be the second bedroom to the annex if required.

## BEDROOM

*Measurements- 14'9" x 9'4"*

This has timber and glazed windows one of which has fitted window seat, there is a beamed ceiling with inset LED down lighters, panel radiator, exposed floor boards and to one side a door gives access to walk in wardrobe with fitted hanging rail shelving and housing hot water cylinder.





## BATHROOM

*Measurements- 8'6" x 5'5"*

This has a window, ceiling light point, part tiled walls with tongue and groove boarding to dado height, tiled floor, chrome heated towel rail incorporating column radiator and fitted with a suite comprising roll top bath resting on ball and claw feet with glazed side panel, chrome mixer tap incorporating hand and further shower fitting over, hand wash basin with antique style chrome mixer tap and high flush W.C.



## GARDEN

From the main entrance and to the right hand side of the driveway there are a bank of trees and a bank of pleached horn beam trees all of which provide privacy from the neighbouring property and in addition the property stands within stone walled gardens. There is a lawned area, crushed blue slate, stone flagged patio with outside cold water tap, a lovely area to enjoy a barbecue whilst to one side there is a part stone and timber and glazed greenhouse, beyond this there is a soft fruit and veg garden bordered by railway sleepers. To the left hand side of the driveway there is a predominately lawned garden with a number of mature trees and this spans the full perimeter and includes a stone seating area and part of this is divided by a stone wall which gives access to an Elizabethan terrace with diamond set stone flags, gravelled border and adjacent to this there is a circular fire pit with outer circular seating area. To the far side of the house there is a further area which once again has diamond set stone flags and these span the full width of the property and overlooked by the sitting room, dining room and drawing room. Beyond this there are areas of crushed blue slate bordered by manicured hedges and with five Staddle stones. Beyond this there is a lawned garden with flagpole, planted flowers and shrubs to the borders and with a black Mulberry tree believed to have been gifted by James I. The property has external LED lighting throughout the gardens. To the left-hand side of the double garage there is a further area of garden which has mature trees, timber and glazed summerhouse with stone flagged pathway and Jacuzzi hot tub.

## DRIVEWAY

The property is approached through a pair of lovely stone gate piers with twin wrought iron electric gates inscribed with The Old Rectory, these open onto a stone set and flagged driveway which is bordered by mature trees and leads down the right-hand side of the Rectory to a substantial parking area. The parking is stone set and flagged together with gravelled sections and providing off road parking for several vehicles. At the far end of the driveway there are two stone gate posts mounted with lanterns, twin wrought iron electric gates inscribed with the old rectory and these provide access to Park Drive North.

## DOUBLE GARAGE

Measurements- 24'0" x 16'7"

This is stone built with a stone slate pitched roof and has two electric up and over doors, there is light, power, utility area with granite worktop, cupboard and drawers beneath with under counter space for washing machine and tumble dryer as well as an inset sink with chrome mixer tap. To one side a staircase rises to the first floor and beneath the staircase an oak studded door opens into a W.C. fitted with a turn of the century Shanks and Co low flush WC, there is also a wall hung hand wash basin just outside of the W.C. and adjacent to this there are two cold water taps. First floor Games Room - has an electrically operated insulated trap door, there are two double glazed sky light windows whilst in the gable there are five oak framed arrow slit windows with LED down lighters. There is a pitched beamed ceiling with ceiling light point, display niches, oak floor boards and carpeting.















### **ADDITIONAL INFORMATION**

EPC Exempt

Property tenure – Freehold

Council tax band – H

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The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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