



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

The Orchard, Far Common Road
Mirfield



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Offers In Region Of £1,300,000

TUCKED AWAY BEHIND SECURE ELECTRIC GATES IS THE ORCHARD, A MOST REMARKABLE STONE BUILT FAMILY HOME ON A PLOT OF APPROXIMATELY 1.5 ACRES.

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. 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 Bosch 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 feature 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 2 bedroom, double storey dwelling, subject to further planning approval.

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

1.MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

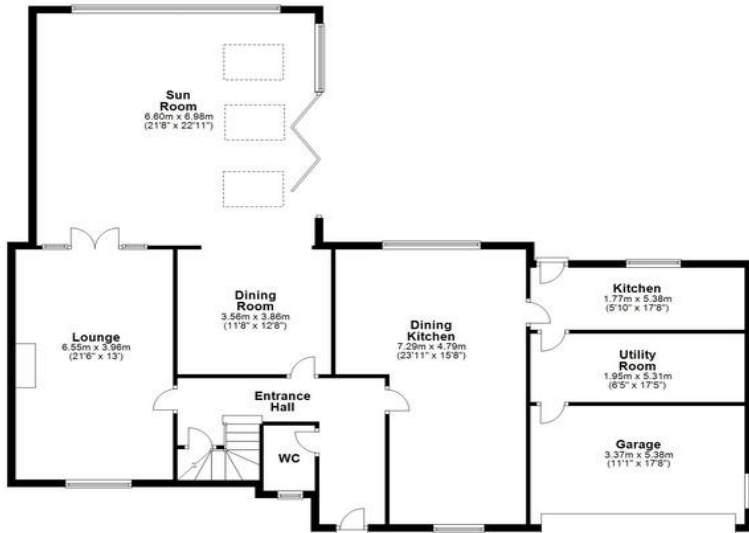
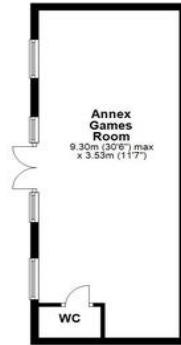
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

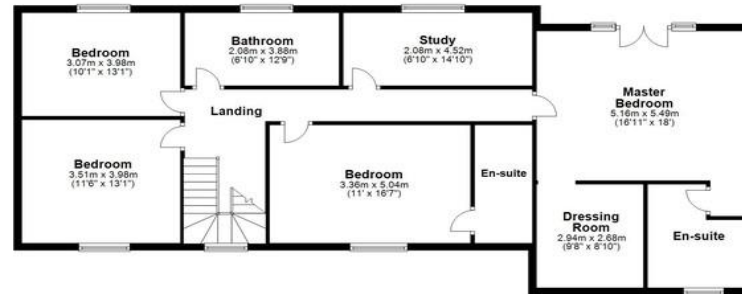
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



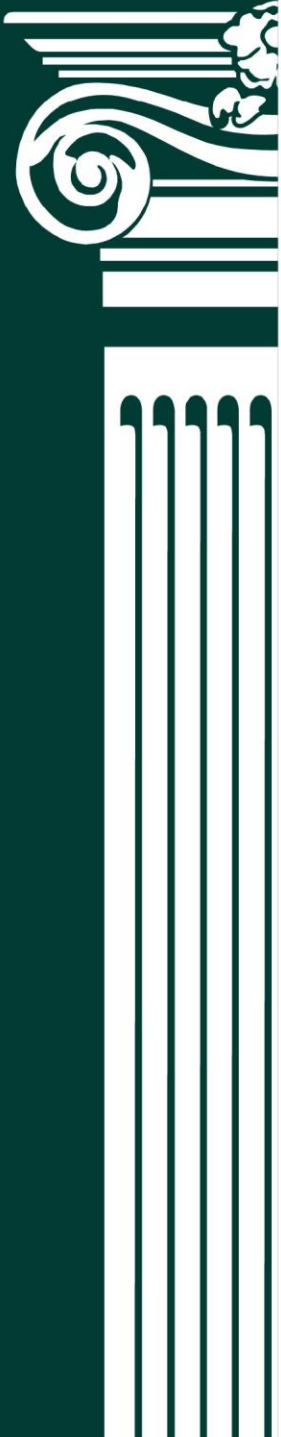
Ground Floor
Approx. 211.1 sq. metres (2272.3 sq. feet)



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

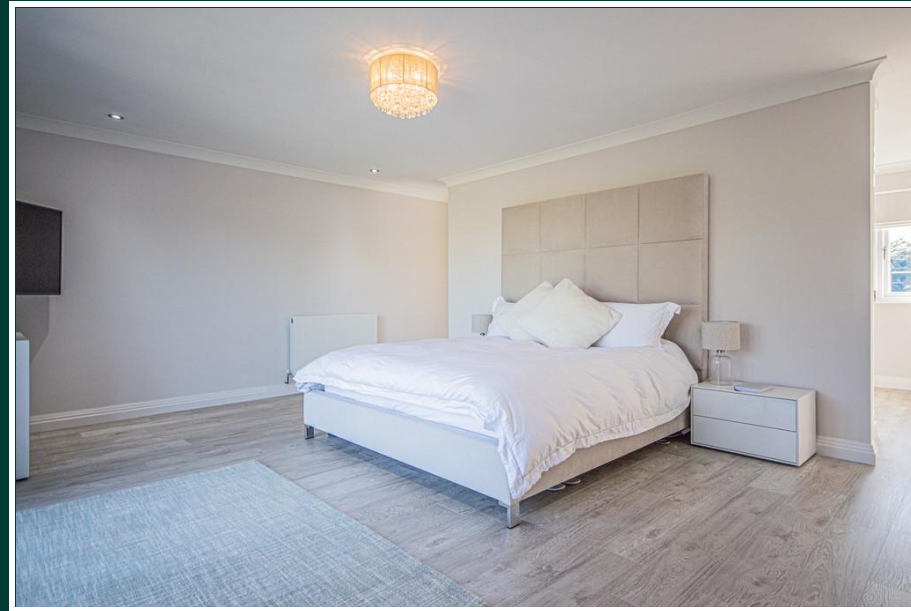
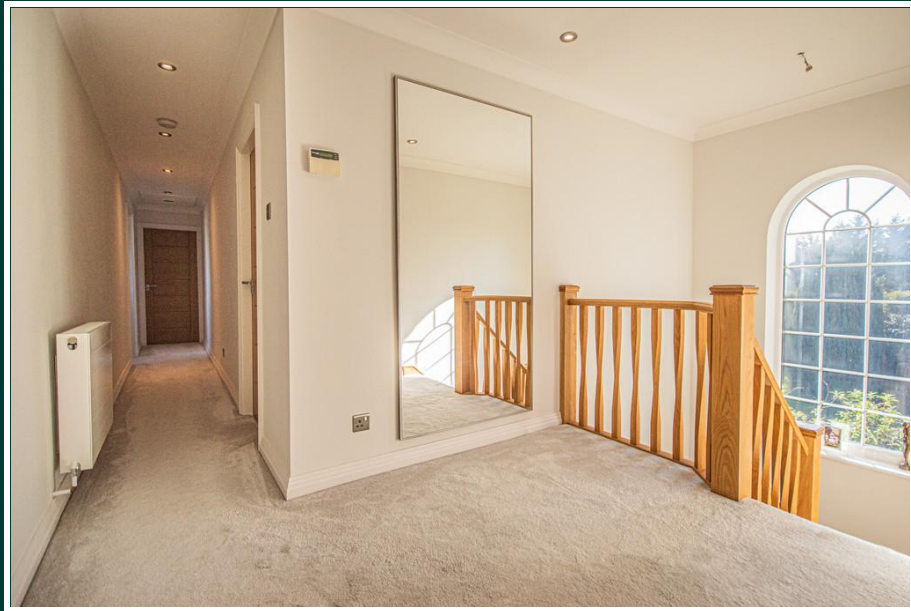
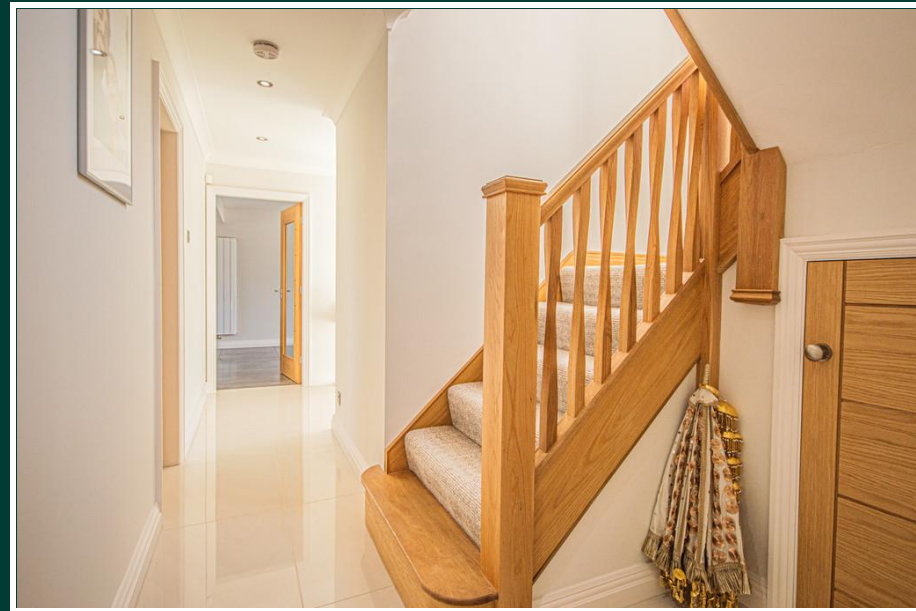


Total area: approx. 334.8 sq. metres (3603.8 sq. feet)



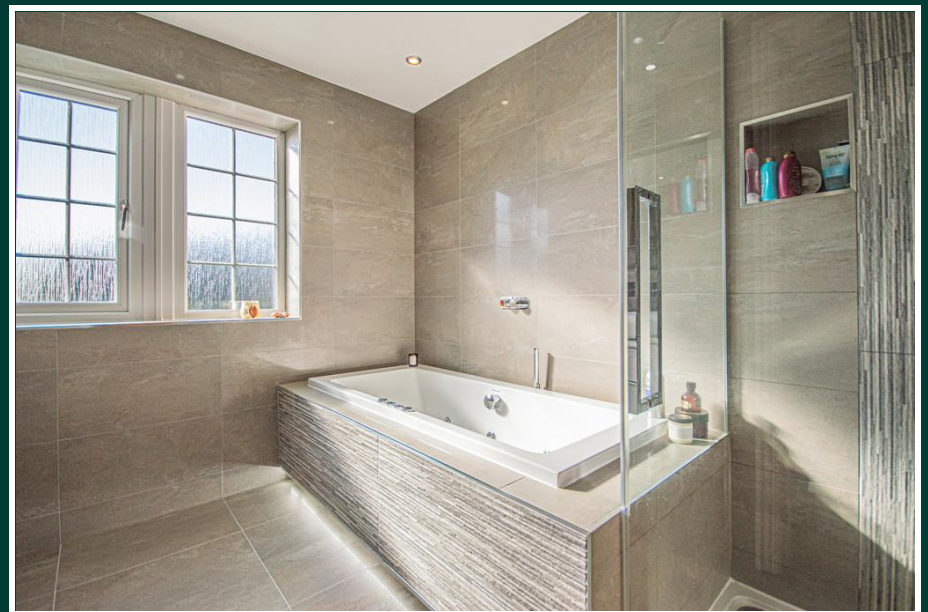


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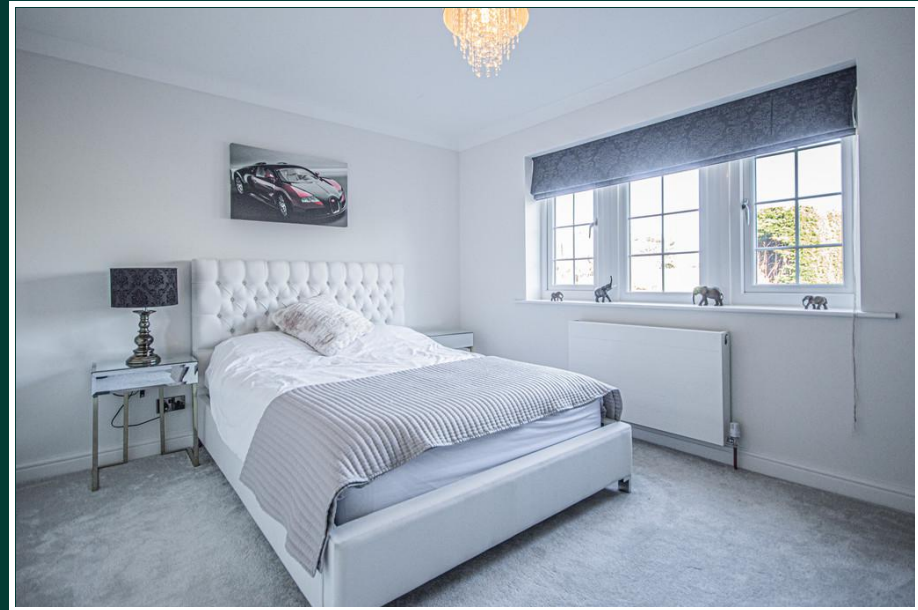
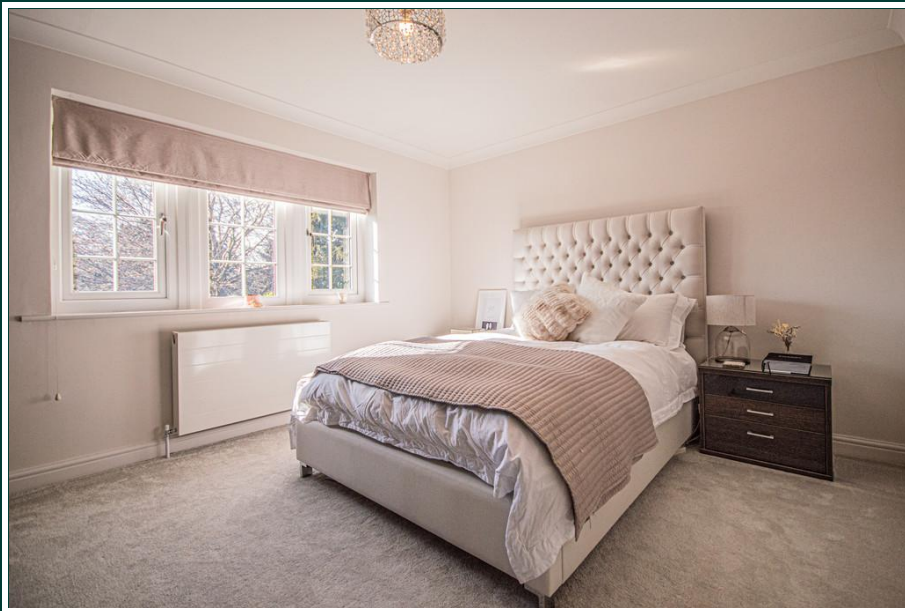


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