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The Stables, Leeds Road
Mirfield



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Guide Price £625,000

A STUNNING DETACHED BARN CONVERSION IN A PRIVATE SETTING WITH A LARGE REAR GARDEN LOCATED ON THE OUTSKIRTS OF THE MUCH SOUGHT AFTER MIRFIELD.

Forming part of Mock Hall Farm the stables are grade II listed and approached through twin timber gates onto a stone cobbled driveway with detached stone built double garage. The property has bedrooms and bathrooms to both ground and first floor with accommodation served by a gas central heating system with underfloor heating to the ground floor, features include beamed ceilings, stone and tiled flooring, oak doors and oak staircase.

GROUND FLOOR: ENTRANCE HALL

With timber and sealed unit double glazed window, there are inset LED downlighters, tiled flooring and from here access can be gained to the following:-



LIVING ROOM

17' 10" x 17' 4" (5.44m x 5.28m)

A spacious well proportioned and characterful reception room which has lots of natural light from three sets of timber and sealed unit double glazed windows to the front elevation and timber and sealed unit double glazed door giving access to the rear. There is a heavily beamed ceiling with LED downlighters, stone flooring, to one side an oak spindle staircase rises to the first floor and as the main focal point of the room there is a Stovax wood burning stove resting on a stone hearth.

FAMILY BATHROOM

6' 4" x 8' 0" (1.93m x 2.44m)

With inset LED downlighters, extractor fan, half tiled walls with recessed tiled display niches with downlighters, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising slipper style bath with ball and claw feet together with mixer tap incorporating hand spray, hand wash basin and low flush w.c.

DINING KITCHEN

17' 10" x 18' 8" (5.44m x 5.69m)

As the dimensions indicate this is a particularly spacious room which has a pitched ceiling with exposed oak timbers, there are timber and sealed unit double glazed windows to two elevations providing plenty of natural light and the front elevation enjoying some lovely far reaching views, there is a tiled floor and fitted with a range of matt grey base and wall cupboards, drawers and complimented by granite worktops with matching splashbacks, there is a black Aga range style

cooker with five burner induction hob, twin oven and grill with extractor hood over and inset downlighters, there is a fitted mirror and to either side there are recessed displays with glass shelving. There is an integrated Bosch larder fridge with adjacent integrated Bosch larder freezer and island unit with pippy oak cupboards and drawers with overlying granite worktops and inset one and a half bowl Franke sink with brushed stainless steel mixer tap, there is an integrated wine cooler and integrated Bosch dishwasher. To one side a door gives access to a utility room.

UTILITY ROOM

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

With inset LED downlighters, tiled floor, timber and sealed unit double glazed window looking out to the rear with adjacent timber door giving access to the patio, there is a cupboard housing a Worcester gas fired central heating boiler and hot water storage cylinder, work surface and beneath this there is space for washing machine and tumble dryer. From the kitchen a door gives access to an inner lobby with motion sensor inset LED downlighters, stone flooring and this leads to the two ground floor bedrooms.

BEDROOM TWO

11' 3" x 12' 0" (3.43m x 3.66m)

11'3" x 12' minimum (3.43m x 3.66m minimum) - A double room with timber and sealed unit double glazed windows together with timber and sealed unit double glazed door leading out to the rear patio, there are inset LED downlighters, stone flooring and to one side a door gives access to an en suite shower room.

ENSUITE SHOWER ROOM

7' 0" x 5' 4" (2.13m x 1.63m)

With inset LED downlighters, frosted timber and glazed window, granite tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome mono bloc tap, low flush w.c. and shower cubicle with bi fold door and brushed stainless steel shower fitting including fixed shower rose and separate hand spray.

BEDROOM THREE

13' 7" x 9' 3" (4.14m x 2.82m)

A double room situated adjacent to bedroom number two and having timber and sealed unit double glazed windows together with a timber and sealed unit double glazed door giving access to the patio, there are inset LED downlighters, ceiling light point and stone flooring.



FIRST FLOOR:

BEDROOM ONE

18' 0" x 13' 10" (5.49m x 4.22m)

A large double room which has timber and sealed unit double glazed windows to the front elevation and timber and sealed unit double glazed door to the rear with Juliet balcony, there is a pitched beamed ceiling with exposed roof timbers and LED downlighters, there is a useful mezzanine storage area above the en suite with high level timber and sealed unit double glazed window, there are two column radiators and to one side a door gives access to an en suite shower room.

ENSUITE SHOWER ROOM

9' 5" x 6' 0" (2.87m x 1.83m)

With a frosted timber and sealed unit double glazed window, inset LED downlighters, part tiled walls, tiled floor and fitted with a suite comprising wall hung vanity unit incorporating wash basin with chrome mono bloc tap, low flush w.c. and shower cubicle with bi fold door and brushed stainless steel shower fitting incorporating fixed shower rose and separate hand spray

OUTSIDE:

PARKING

The property is approached through twin timber five bar gates with adjacent hand gate onto a stone cobbled driveway which provides off road parking for several vehicles and in turn leads to a detached stone built and slated double garage.

DOUBLE GARAGE

16' 5" x 16' 0" (5m x 4.88m)

With electric sectional door, power, light and in one corner there is a small stainless steel hand wash basin together with cold water tap.

GARDENS

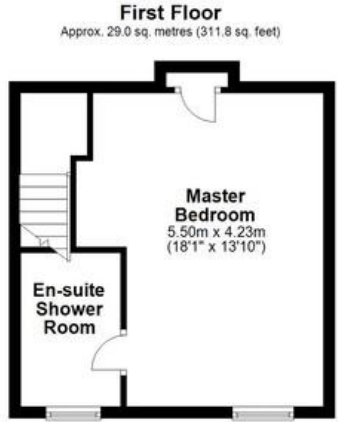
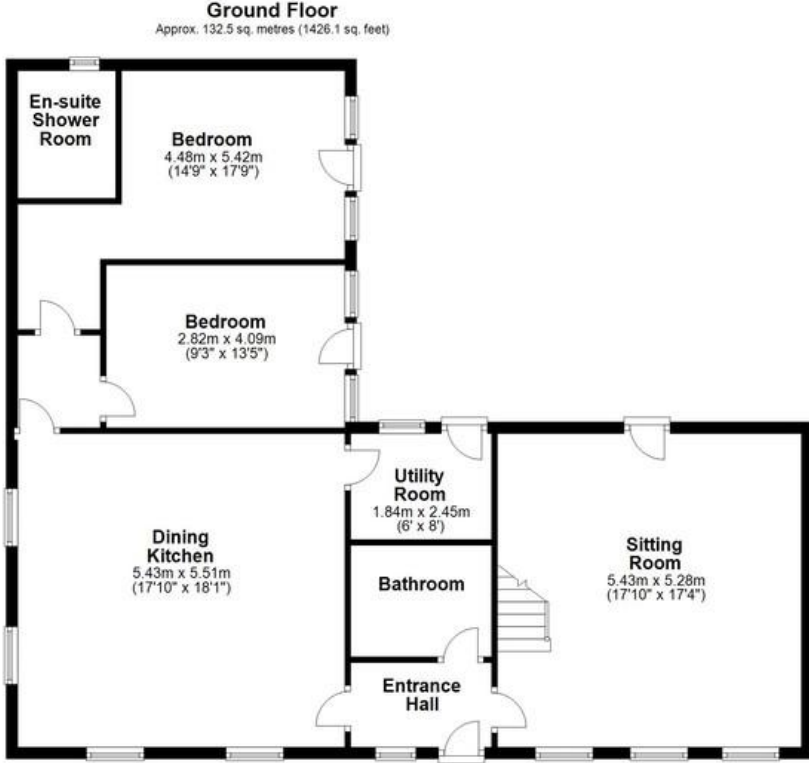
Beyond the cobbles to the front there is a stone flagged area which spans the width of the property, there is flagged pathway to the left hand side of the property with an outside cold water tap and a block paved pathway to the right hand side which leads to a courtyard style stone flagged patio which has steps rising to a lawned garden with dry stone wall and timber fence borders with a pleasant aspect to one side and enjoying a good degree of privacy.

WHAT3WORDS

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AGENT NOTES

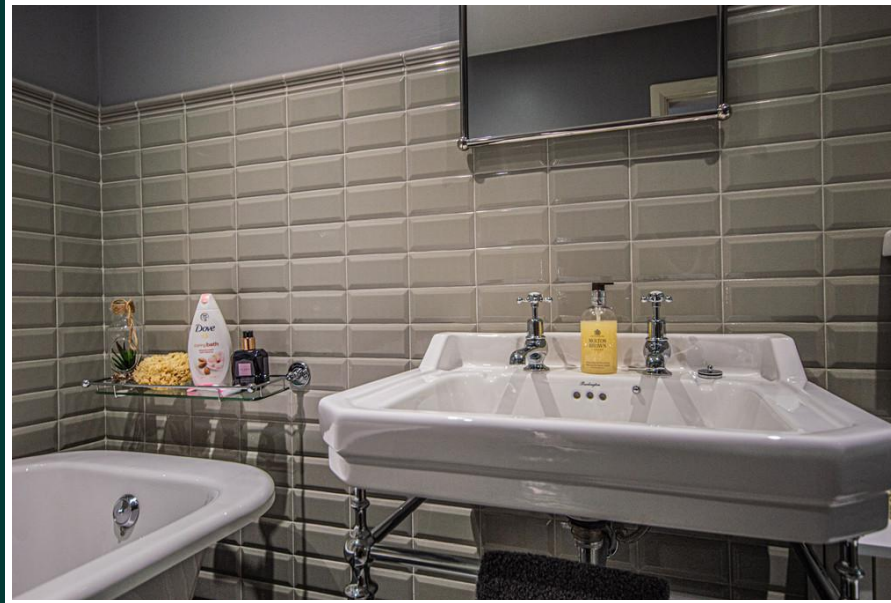
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Total area: approx. 161.5 sq. metres (1737.9 sq. feet)

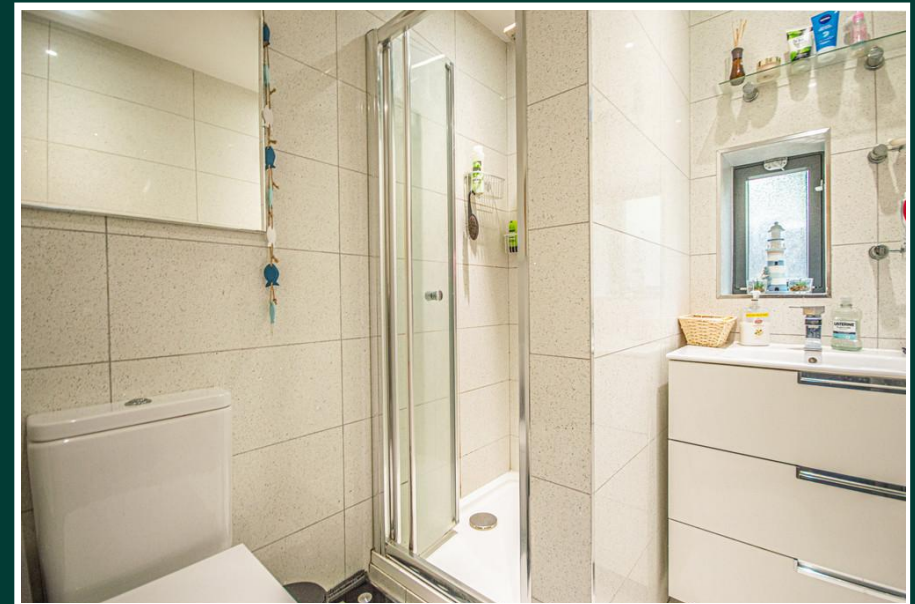
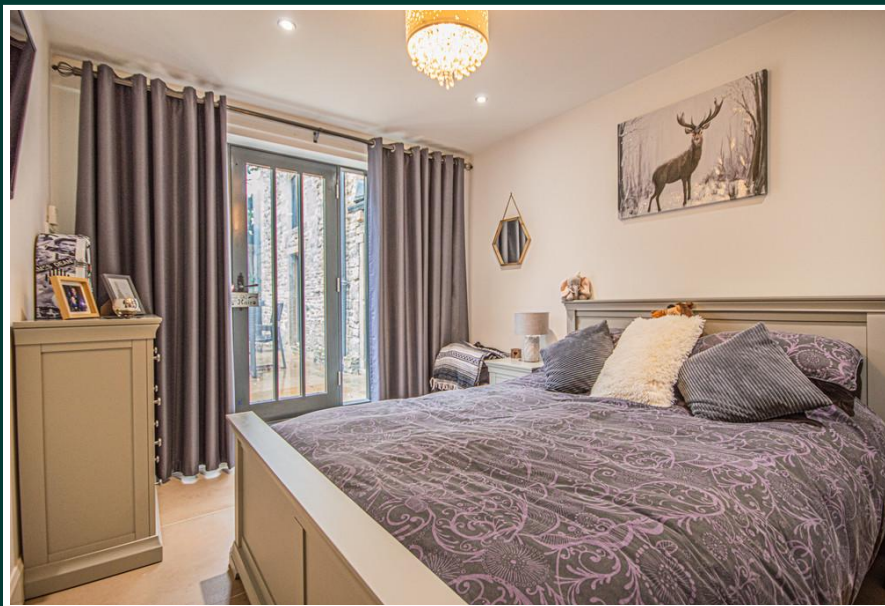


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