



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

Wellhouse Lane  
Mirfield





## Wellhouse Lane

Mirfield

Offers In Excess Of £450,000

OFFERING A PHENOMENAL AMOUNT OF SPACE FOR THE LISTING PRICE WITH AN IMPRESSIVE 3930 SQUARE FOOTAGE, THIS LINK DETACHED PERIOD HOME OFFERS AN INCREDIBLY SPACIOUS AMOUNT OF LIVING ACCOMMODATION INCLUDING 3 RECEPTION ROOMS AND 5 BEDROOMS. SET WITHIN A STUNNING RESIDENTIAL HAMLET ON A QUIET LANE, THE PROPERTY INCLUDES GENEROUS GARDENS AND HAS RECENTLY BEEN REFURBISHMENT THROUGHOUT MOST OF THE PROPERTY.

Coming to the market with a fabulous new shaker style kitchen incorporating an island and contrasting chalky grey and duck egg blue cabinets, a new high grade house bathroom and en-suite facilities, the property has gone through a project of refurbishment to include re-decoration, changes to windows, doors, new carpets, replacement roof and new boiler and radiators.

The family home comes with the neighbouring old stable block which presents a unique opportunity to create a self-contained annexe amongst other possibilities (subject to relevant permissions), which is of specific interest to those buyers wishing to accommodate dependant relatives or multiple generations of a family. The property is tucked away in a very desirable location down a little-known country lane on the outskirts of Mirfield, via a private driveway serving only a handful of other properties.



It comes to the market complete with private off-road parking for several cars and the aforementioned detached stable block which is currently used as a single garage and home gymnasium, whilst to the front a large lawn garden can be found, with a separate private courtyard area to the rear. Conveniently located to highly regarded local schooling and excellent commuter links including Mirfield Station, Huddersfield is only 7 miles away whilst Leeds is 12 miles away.

### **ENTRANCE HALL**

A new composite main entrance door to the side of the property opens into a porch area which in turn leads through a door into a period style entrance hall. With an array of features on display including textured plasterwork to the walls, ornate ceiling rose and an impressive grand staircase rising to the upper floor. Beneath the staircase is a useful wash closet recently updated with a modern white and chrome W.C. and hand wash basin and freshly painted, and finished with tasteful grey tiling to the walls and floor also having a cupboard for storage.

### **BREAKFAST KITCHEN**

An expansive room of truly enormous proportions! The newly replaced farmhouse style kitchen offers units to three sides with work surfaces with a Blanco sink with traditional mixer tap.



There is room for both a freestanding range cooker and a large American style fridge freezer. Integrated appliances included with the kitchen will be a washer, separate dryer and wine cooler.

The room enjoys a good degree of natural light courtesy of the double aspect windows, complimented by a network of suspended spotlights to the ceiling also. The breakfast island is a great addition to the kitchen, aside from including extra storage space, it is a great stopping place for the family to gather together. A door to the corner opens to reveal a staircase leading down to two vaulted cellars, both of which have an original stone keeping table.

### **SITTING ROOM**

A large reception room presented in light, neutral tones with an attractive papered feature wall hosting a coal burning effect gas fire set within a marble feature fireplace. This room also benefits from double aspect windows, one of which is particularly notable having a period style wood panelled surround, in addition to deep skirts and an oak door through to the entrance hall. The sitting room flows open plan to the dining room via a large archway.

### **DINING ROOM**

Another generously proportioned reception room, currently used as a more formal dining room ideal for dinner parties and larger family gatherings as the space comfortably accommodates a substantial table to seat eight or more guests. A large bay window protrudes to the side elevation, in addition to another full height window to the front with wood panelled detailed surround, offering an attractive view over the garden.



## **DRAWING ROOM**

The drawing room has a range of period features including encased beams, an ornate ceiling rose overhead and Stovax log burner with a solid stone hearth. Two doors to the corners open into useful storage cupboards, one converted into a lighted bar and conceal an old staircase from earlier years, and a set of French doors open out into the courtyard. This room offers great versatility, especially appealing to buyers who may wish to work from home, or would also lend itself well to use as perhaps a playroom, or entertainment/hobby room.

## **UPPER HALLWAY**

The aforementioned grand staircase rises to a spacious upper landing with doors leading off to two of the largest bedrooms and offering access to two further sub-landings leading to the other three bedrooms.

## **MASTER BEDROOM AND ENSUITE**

A vast double bedroom offering an abundance of space and light via windows to two elevations, the front of which enjoys far-reaching views toward Emley Moor Mast. The bedroom has recently been carpeted and redecorated, with sizeable dimensions it will hold a large range of free standing furniture. The master is served by its own recently replaced ensuite fitted with a large bath tub with chrome shower overhead, hand wash basin with unit and low level W.C. Partially tiled walls and tiled floor produce a contemporary edge, sure to impress the modern preferences of today's buyers.

## **BEDROOM TWO**

The largest bedroom in size, again having the advantage of high ceilings and a window to either elevation also offering the aforementioned attractive views. A bank of built in wardrobes span one full side of the room, providing plenty of storage space.

## **BEDROOM THREE**

A large L shaped spacious double bedroom, boasting a cast iron Victorian fireplace set within the wall and double windows looking out to the rear elevation.

## **BEDROOM FOUR**

Another large double bedroom, having plenty of light offered via windows to two sides. This bedroom neighbours the house bathroom so there is great potential to create ensuite facilities with minimal disruption if desired (subject to the relevant consents). With dressing area, this room would make for a very attractive master suite if a house bathroom was relocated to the fifth bedroom.

## **BEDROOM/STUDY**

The smallest of the five bedrooms, yet still a generous single although it could also be a perfect study given the size. This would also lend itself well to use as perhaps a large dressing room for the neighbouring bedroom to create a completely separate wing tucked away from the rest of the upper floor accommodation or become the ensuite for the same aforementioned bedroom (Subject to the usual constraints)

## HOUSE BATHROOM

Entirely replaced to modern preferences, this incredibly sizeable bathroom includes a double walk in shower with Victorian designed shower controls which includes a fixed rain shower head, jacuzzi bath, ceramic wash basin with pedestal and high level toilet pan and cistern. With highly desirable monochromatic neutral coloured tile combinations, the room is presented with a sympathetic design to the age of the house but works well with current trends and tastes.

## THE OLD STABLES

Externally the property has the huge benefit of a completely separate detached building to the side which was previously a stable block or coach house to the main residence, currently used as a garage, home gymnasium, garden store and with a newly replaced W.C. and added wash basin, and retaining features such as a large stone fireplace to the corner. This building has huge scope for conversion of use to provide annexe facilities (subject to the relevant permissions) thus appealing to buyers wishing to accommodate multiple generations within their next move.

## EXTERIOR

Externally the property boasts a fully enclosed courtyard, reached from the kitchen it lends itself perfectly for the security of children and pets. A blank canvas waiting to personalise, the hard standing is ideal for the recreational use of small bikes. A convenient outside WC is reached from this area. The attractive courtyard would be ideal for summer BBQ's and small family gatherings. The added bonus is the expanse of laid to lawn located to the front of the property. With established trees and shrubs, located in the close knit hamlet setting for exclusive private use of 54 Wellhouse Lane, this garden would easily accommodate a marquee for family celebrations. The property also has room to the sides of the house to accommodate parking for several vehicles.

## WHAT3WORDS

///ONLINE.UNIVERSAL.OVERNIGHT

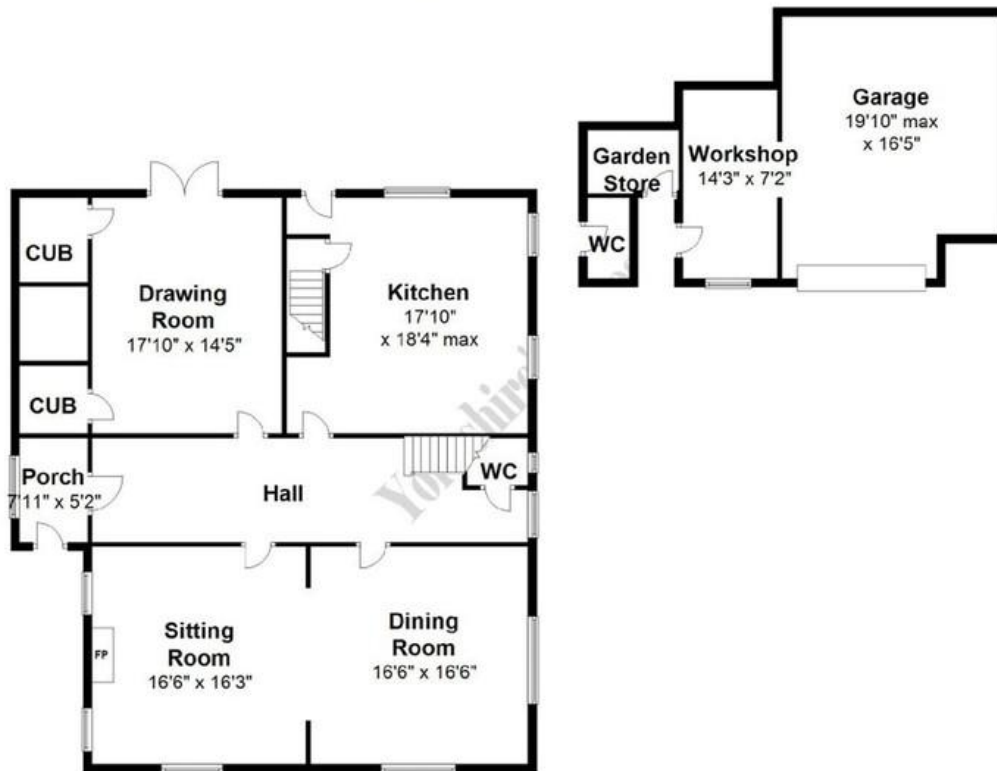
## AGENT NOTES

- 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.
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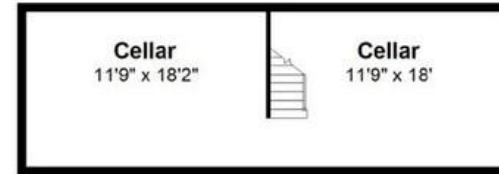
### Ground Floor

Approx. 2031.7 sq. feet



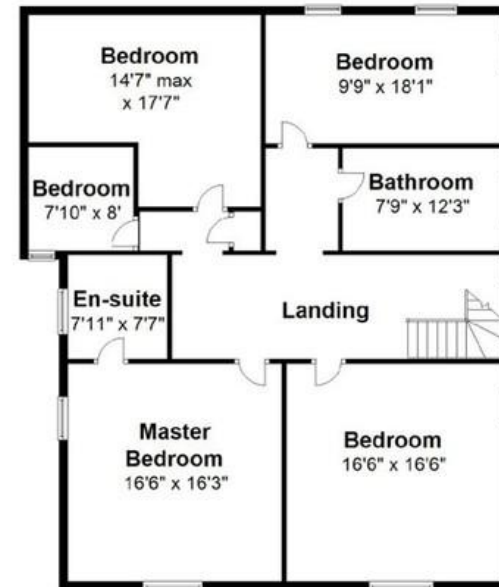
### Cellar

Approx. 430.2 sq. feet



### First Floor

Approx. 1468.9 sq. feet



Total area: approx. 3930.8 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors Plan produced using PlanUp.





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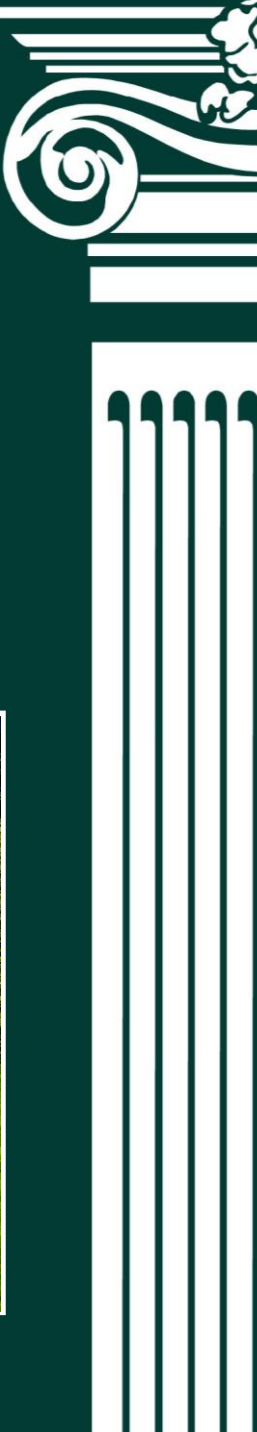
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