



YORKSHIRE'S
FINEST
HOMES COLLECTION



Clough Lane, Mirfield

Offers In The Region Of
£895,000

- Exceptional four-bedroom family home
- Beautiful period features with modern presentation
- Generous and versatile living accommodation
- Outstanding rural views and countryside setting
- Stable and detached double garage

A truly exceptional and characterful four-bedroom family home, combining generous accommodation, beautiful period features, modern presentation, extensive gardens, excellent outdoor space and some of the most impressive rural views Huddersfield has to offer.

With its substantial grounds, stable, double garage, versatile reception rooms, four excellent bedrooms and superb family accommodation, this is a rare opportunity to acquire a home that offers both character and quality in an outstanding countryside setting.



A beautiful, glazed door opens into a fabulous hallway, creating the perfect introduction to this exceptional home. An elegant wall opening leads through to a truly impressive garden room, where the combination of soaring ceilings, a Velux window perfectly positioned for stargazing and expansive windows framing the rolling hills beyond creates an extraordinary sense of space, light and connection with the countryside. Quite possibly one of the finest views in Huddersfield, this is a room designed to be enjoyed throughout the seasons. A further set of double doors opens directly onto the garden, creating a wonderful connection between the inside and outside and allowing the natural beauty of this magical setting to become part of everyday life.

A further welcoming inner hallway is full of character, with fresh neutral décor and an immediate sense of quality.

Steps lead down to the piano room/snug, a versatile and wonderfully relaxing space, perfect for sitting, reading or enjoying music. A door provides access to the side garden, while beautiful, exposed beams and fresh modern décor add to its charm.

The magnificent lounge is impressive both in size and presentation. A fabulous fireplace houses a stunning log burner, creating a warm and inviting focal point and providing plenty of warmth throughout this immaculate reception room. There is ample space for entertaining friends and family, with doors leading directly onto a wonderful patio area where the outstanding rural views can be enjoyed.

From the impressive lounge, doors lead through to a beautiful dining room/study, offering a versatile additional reception space. With beautiful views across the front garden, this is an ideal setting for family meals, entertaining or working from home, while providing a lovely space in which to create lasting memories.

The fantastic farmhouse-style kitchen is a real highlight of the home. Beautiful handcrafted-style wooden units are complemented by granite work surfaces, creating a superb space for both cooking and entertaining. Integrated





appliances include a double Neff oven, hob, dishwasher and larder fridge.

Steps lead down from the kitchen to a useful rear porch and boot room, a guest cloakroom and a separate utility room. Together, these practical spaces provide an abundance of additional storage and excellent everyday functionality, making them particularly useful for family life and countryside living.

From the inner hallway, steps rise to the first-floor landing, where useful storage is cleverly positioned beneath the staircase. A striking beamed ceiling adds further character and charm, creating a lovely transition to the bedroom accommodation beyond.

The principal bedroom is beautifully presented, with fresh neutral décor and an absolutely pristine finish. Wonderful views can be enjoyed from the room, while fitted wardrobes provide excellent storage. A door leads through to the en-suite shower room.

Bedroom two provides another excellent-sized double bedroom, beautifully presented with fresh neutral décor and enjoying wonderful views across the surrounding countryside. The room offers a peaceful and comfortable space, with excellent proportions and plenty of natural light.

Bedroom three is a magnificent-sized bedroom, featuring high beamed ceilings, fitted furniture and a useful sink unit. The room enjoys stunning views towards the front of the property and has been finished in fresh, modern décor.

Situated towards the top of the property, the guest suite provides a fabulous teenage hideaway or private guest accommodation. With beautiful high beamed ceilings, fresh modern décor and stunning side views, it is the perfect place to relax away from the main family accommodation. The suite also benefits from its own fabulous en-suite shower room, providing guests or older children with an excellent degree of privacy.

The house Villeroy + Boch bathroom features a deep



sunken-style bath, perfect for relaxing on cold winter days, together with a large wash basin, WC and heated towel rail. Wood-effect flooring and an attractive beamed ceiling complete this stylish and characterful room.

Outside

Externally, the property continues to impress. A substantial gated driveway provides ample parking and access to a double garage, while fabulous lawns, mature trees and extensive enclosed grounds create a wonderful sense of privacy and space.

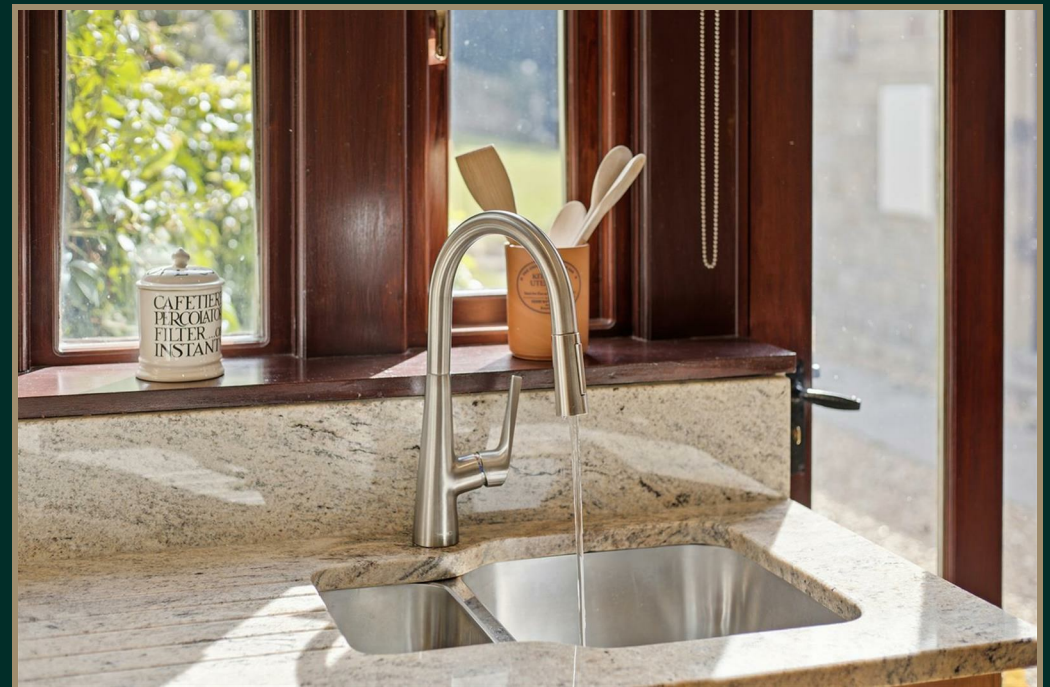
The property also benefits from a stable, making it particularly appealing to those wishing to keep a pony or embrace an equestrian lifestyle. The gardens provide an abundance of wildlife, together with plenty of space for children and families to enjoy the outdoors.

The elevated position allows the property to take full advantage of its spectacular rural surroundings, with far-reaching views across the rolling countryside. Patio and garden areas provide numerous opportunities for outdoor entertaining, relaxing and simply enjoying the exceptional setting.

Location

This is a fabulous location, with excellent schools nearby and wonderful countryside views surrounding the property. The combination of rural tranquillity, generous grounds and convenient access to local amenities makes this an outstanding setting for family life.

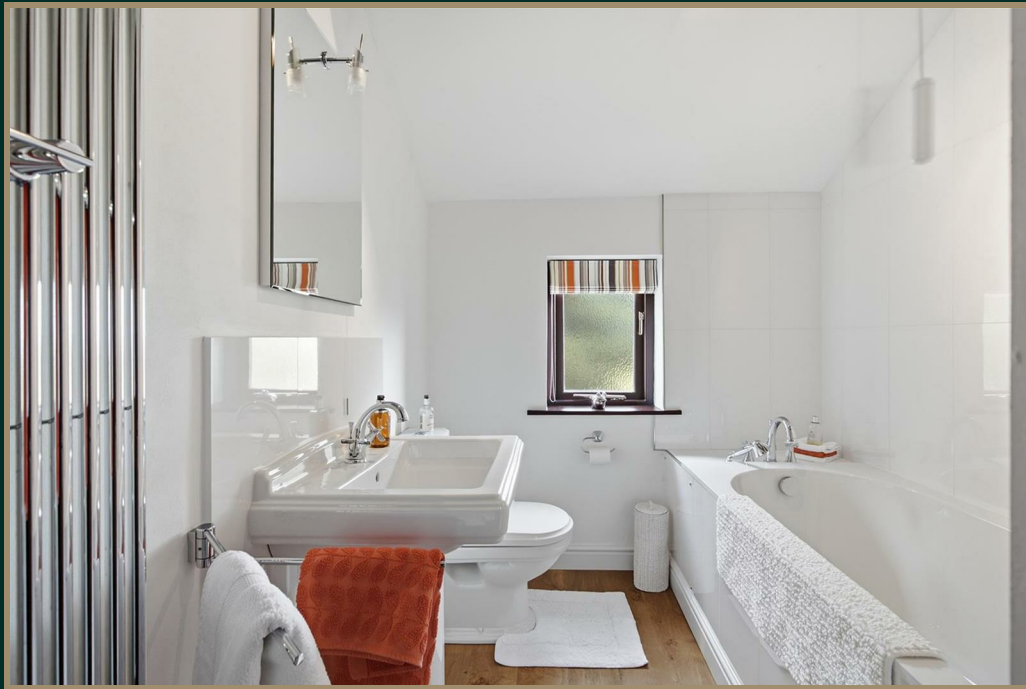
Although officially a semi-detached property, this is very much a case of being semi-detached in name only. The generous proportions, extensive grounds, privacy and outstanding views give the property the feel and presence of a superior detached family home. There is a wonderful sense of seclusion, and you certainly do not feel overlooked or close to neighbouring properties.











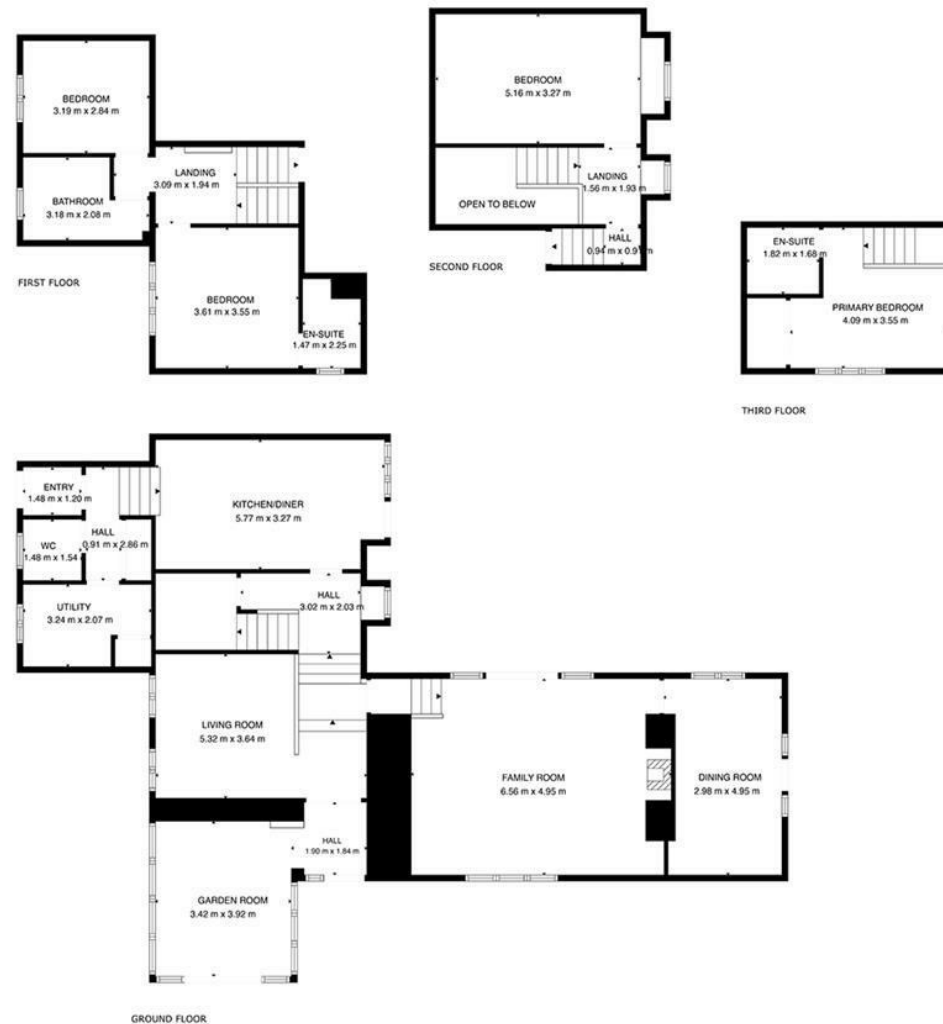












TOTAL: 221 m²

GROUND FLOOR: 137 m², FIRST FLOOR: 40 m², SECOND FLOOR: 26 m², THIRD FLOOR: 18 m²
 EXCLUDED AREAS: OPEN TO BELOW: 5 m², WALLS: 23 m²

FLOOR PLAN CREATED BY YORKSHIRE'S FINEST, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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