



Thornleigh, Knowl Road
Mirfield



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Finest
A Collection of Yorkshire's Finest Homes



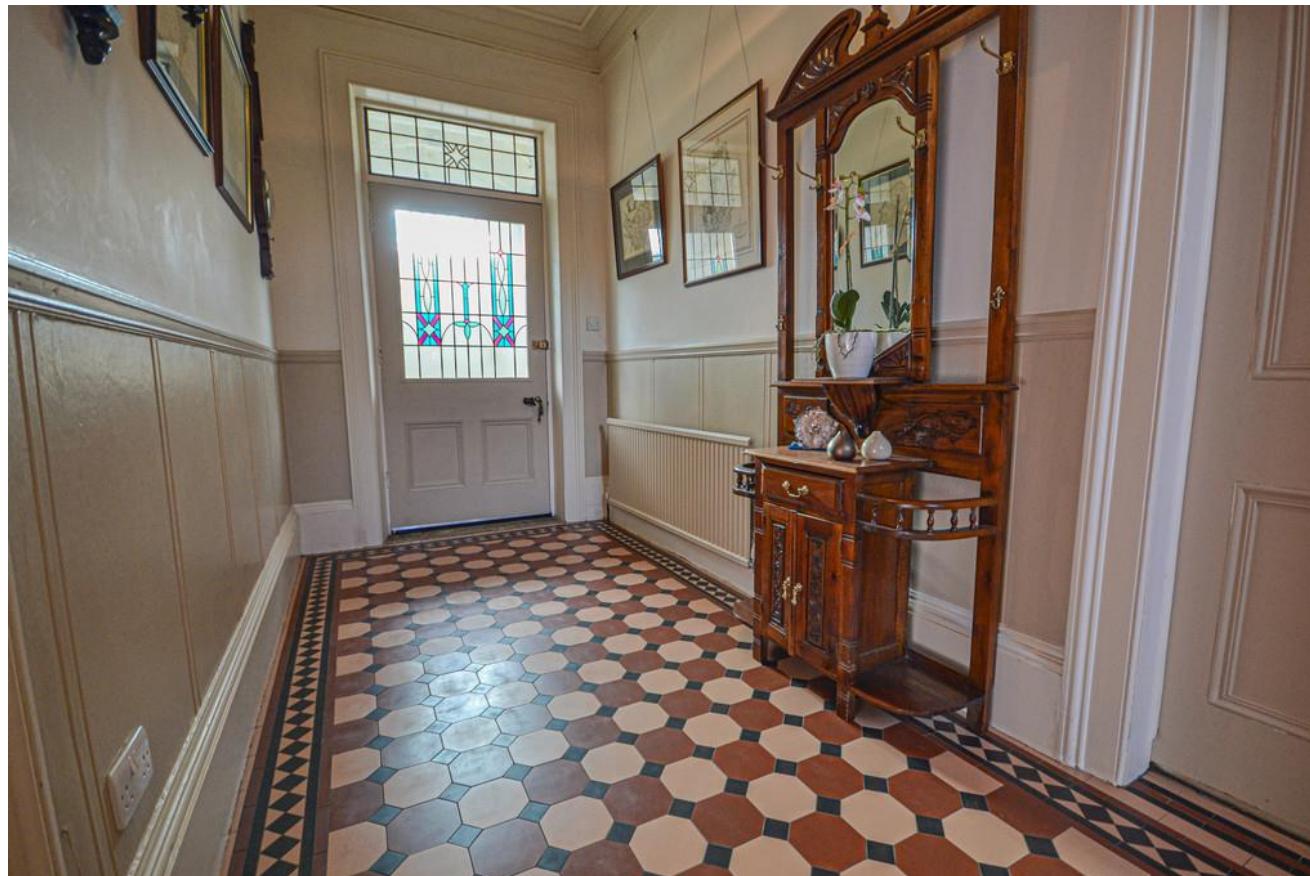
Thornleigh, Knowl Road Mirfield

Offers In Region Of £700,000

OUR DETACHED VICTORIAN 4 BEDROOM FAMILY HOME BOASTS TRADITIONAL FEATURES WITH SPECTACULAR COVING AND INTRICATE DETAILING FAVOURED BY MANY BUT FURTHER BENEFITS FROM MODERN INCLUSIONS WITH DOUBLE GLAZING THROUGHOUT, CONTEMPORARY SHOWER ENSUITE, STUNNING BESPOKE HARDWOOD GARDEN ROOM, DETACHED GARAGE WITH GAMES ROOM ABOVE. ARRANGED OVER 4 FLOORS WITH WINE CELLAR AND USEABLE ATTIC ROOM IN WELL-STOCKED GARDENS.

Double fronted with a pillar box door, loved just for its beauty, the entrance to Thornleigh brings you into a porch, perfect to decloak before entering the entrance hall, with Victorian-inspired encaustic flooring in keeping with the architecture and age, the entrance hall with wooden 1/2 turn staircase and double glazed arch window which cascades light into the space is extremely spacious and entices you in to view more.

The property boasts three principle reception rooms in addition to the garden room, therefore guaranteeing hugely diverse options in layout. The dining room with wooden floor has a capped fireplace with decorative wooden surround and tiled hearth. Both the sitting room and dining room benefit from bay windows, drawing in natural light and providing additional space for furniture. The drawing room is a cosy room with French doors into the garden room, decorated in calming hues, this is a lovely space for quiet contemplation.



The kitchen with breakfast island is arranged with solid wooden wall and base cabinets and a recessed Leisure range cooker with gas hob, electric oven, and electric warming plate. Integral appliances include a tall fridge, tall freezer, dishwasher and Blanco extractor above the oven. A delightful feature is the original butler's bell residing above the door into the kitchen, another distinctive Victorian aspect appreciated in properties with character. The washing machine is located in the utility room with red quarry tile flooring and creel. A door exits out to the garden, perfectly located for those household laundry duties! The ground floor is completed with a cloakroom for boots and cloaks storage with washroom to the rear.

Stairs lead to the cellar with segregated rooms which include a cold cellar furnished with an original butchers block and a wine cellar with shelving. The first floor leads to four king size bedrooms, one with contemporary ensuite facilities, house bathroom and stairs to the attic rooms. The master bedroom is fitted with a bank of fitted wardrobes guaranteeing generous storage space, this is complimented with a matching headboard. Stepping down into the ensuite, you admire the contemporary flair and bespoke shower enclosure with shower head fitted to the glass. Period original slate fireplaces adorn three of the bedrooms with the fourth easily reinstated if needed.

The house bathroom with kidney shaped bath also includes a separate curved shower enclosure, corner-situated w.c and wash basin with pedestal. With tiled walls fused with shimmering decorative aspects, the bathroom is completed with a large towel radiator and high quality vinyl flooring. The beamed attic rooms with Velux windows would make fabulous office space for those working from home or, for real indulgence, a conversion into an opulent master suite would be the epitome of luxury. Working with the intricate chimney original ironworks and beamed architecture the attic space, used currently for storage, provides a wealth of possibilities.

DOUBLE GARAGE

The detached double garage (original coach house) is a fantastic asset for the property. Comfortably supporting two vehicles, the garage makes for an ideal workshop with high level cistern toilet and washbasin positioned to the rear and additional large ceramic sink.

The exciting prospect is that the garage is built over two floors, the second floor used currently as a games room but with its separate entrance is also perfect for home office use. The garage would also make for a perfect granny annexe, perfectly adaptable (subject to the usual constraints) for the purposes of multi-generational living.

EXTERIOR

Thornleigh sits in spacious gardens through pillared gated entrance with generous driveway providing additional parking for several vehicles and leading to the large tandem garage to the rear. The gardens to the rear provide a good-sized lawn area, perfect for children and pets surrounded by beds with a range of established plants and foliage including a vegetable patch. A small pond invites nature into the garden and with a rockery lining the driveway, the gardens abound with colour, particularly during the spring and summer months.



LOCATION

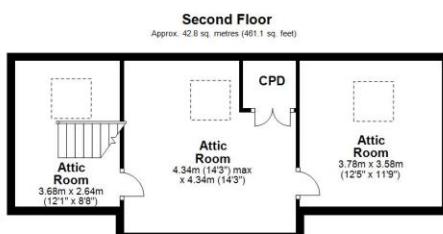
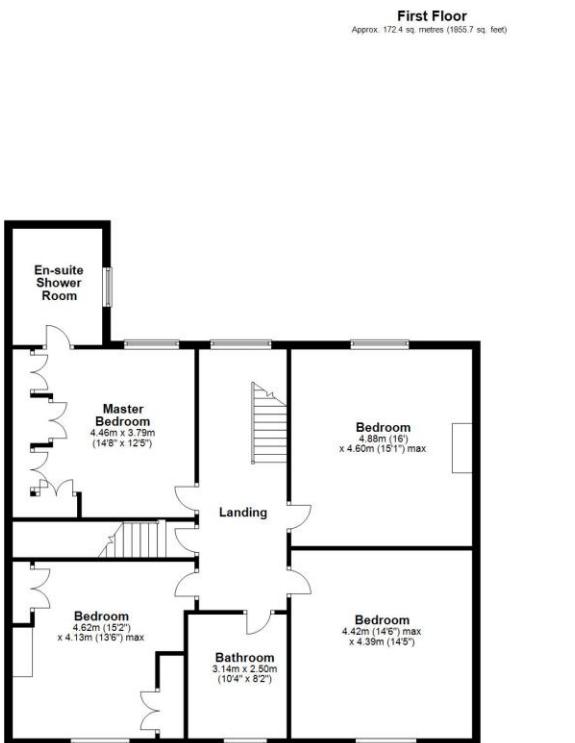
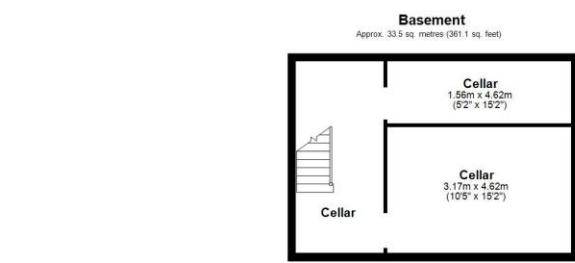
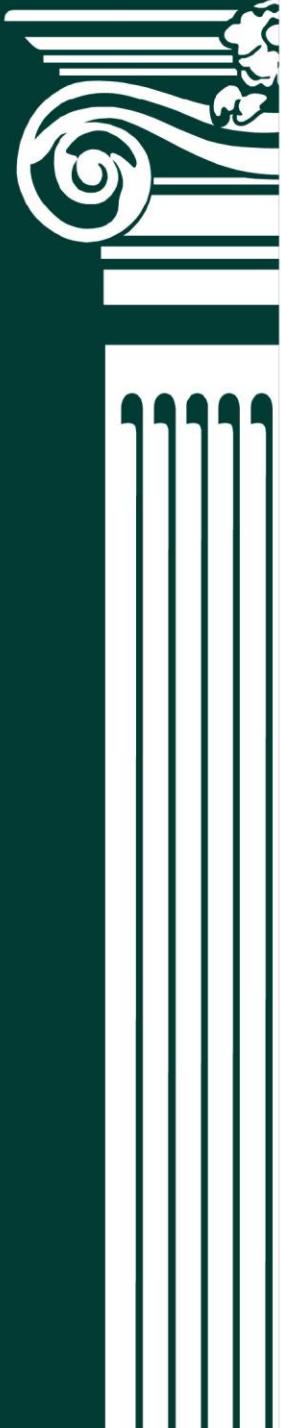
The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites is just moments away from Knowl Road. During the 18th century, a canal was constructed through the town linking the River Calder with other rivers in the area. The canal is still in use for recreational users, with duck feeding and angling being popular activities whilst looking out for the occasional kingfisher. Peppered with restaurants and bars along the canal and attractive walks radiating from the centre, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life. Great schooling is close at hand. The playing fields for the Outstanding Crowlees Junior and Infant school lie just beyond the grounds of Thornleigh, ensuring the property enjoys a lovely open aspect and privacy to the rear. In addition to two high school academies in Mirfield itself, many local students secure places at nearby Heckmondwike Grammar School which is repeatedly ranked as the best state school in Kirklees and Calderdale. Mirfield is provided with a local train station which is 650 metres/7 minutes' walk (or 2 minutes' drive to the free carpark) with direct trains to London Kings Cross, Leeds, Manchester, Halifax, Bradford, Huddersfield and Wakefield. With its easy commuter routes and comfortable access to the motorways, Mirfield offers an ideal location to readily access a wealth of large towns and main city centres.

WHAT3WORDS

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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Total area: approx. 456.6 sq. metres (4914.8 sq. feet)

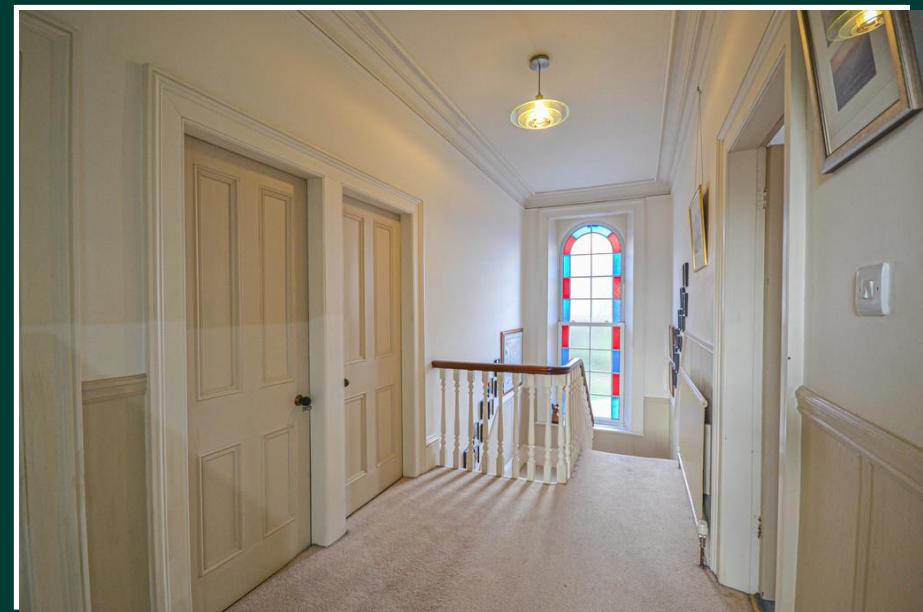


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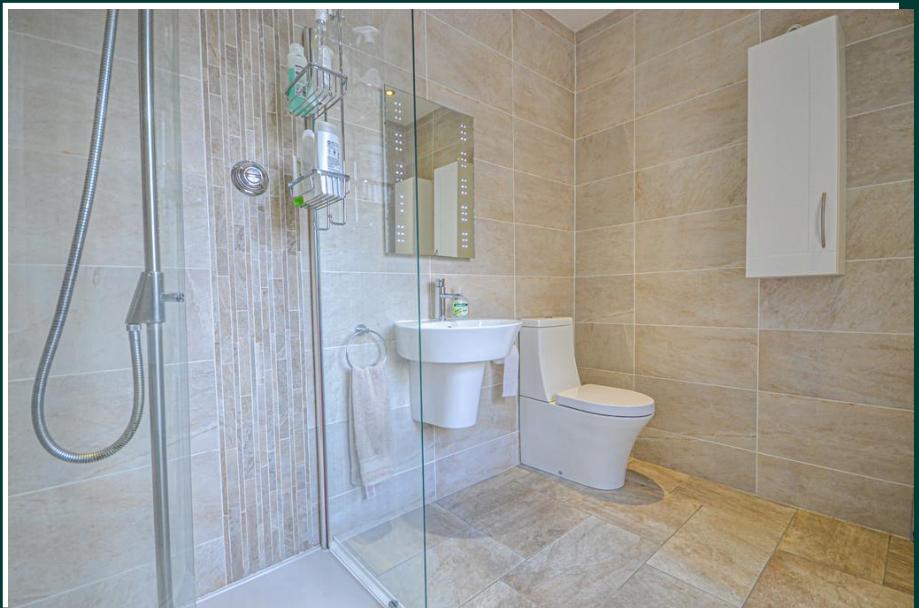


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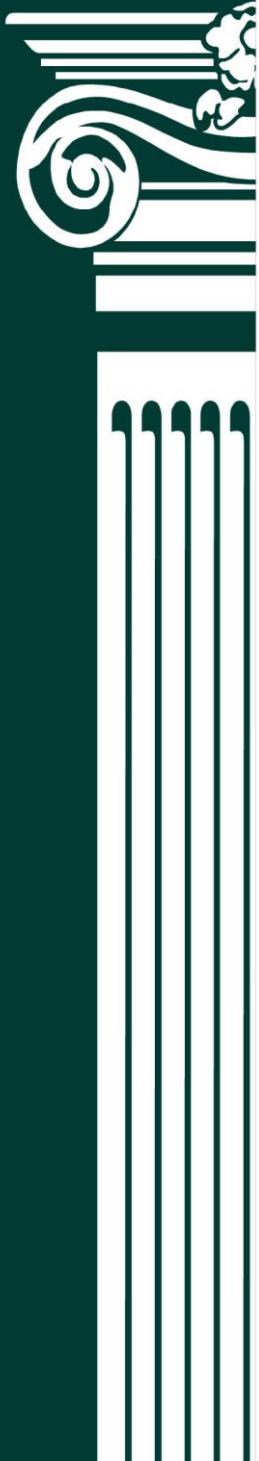
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