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

Old Smithy, Granny Lane  
Mirfield



## Old Smithy, Granny Lane Mirfield

Offers Over £450,000

AN EXCEPTIONAL OPPORTUNITY HAS ARISEN TO PURCHASE A UNIQUE AND INDIVIDUAL PROPERTY IN THE HIGHLY SOUGHT-AFTER AREA OF MIRFIELD. DATING BACK TO THE 1700S, THIS CHARMING HOME IS FILLED WITH PERIOD AND ORIGINAL FEATURES, OFFERING A WEALTH OF CHARACTER. SITUATED ON A GENEROUS PLOT, THE PROPERTY BOASTS EXPOSED STONWORK, BEAMED AND TRUSSED CEILINGS, AND DELIGHTFUL FAMILY ACCOMMODATION.



The interior of the property is deceptively spacious, offering three to four bedrooms, including a master suite with a walk-in wardrobe and en-suite bathroom. The historic charm is evident throughout with features such as three log burners, exposed oak beams, and solid oak and stone flooring. Modern comforts are not neglected, as the property benefits from gas central heating and double glazing throughout. The home also offers spectacular views over the river from the raised decked seating area and a beautiful cottage garden. There is ample space to build a double garage and parking area, enhancing the property's potential for expansion.

Upon entering, you are greeted by a large open entrance hall with solid York stone flooring, solid oak beams, a side window, a radiator, and half-panelled walls. Stairs lead up to the elevated



gallery area. The lounge is bright and spacious and features four windows, wall lights, a door to the cellar, solid oak flooring, a wood burner stove, exposed oak beams, a fireplace made from railway sleepers, and a Yorkshire stone hearth. French doors lead to the music room/library.

The kitchen/diner is a spacious area with base and eye-level units, complimentary worktops, an integrated fridge, freezer, and dishwasher, a built-in oven, a four-ring gas hob, display cabinets, and exposed high ceilings with solid oak beams and trusses. Additional features include a stainless steel sink unit with mixer tap, wall lights, three radiators, three windows, an external door, tiled floor, and a log burner with a Yorkshire stone hearth. Steps lead to the conservatory and features bamboo flooring and an external PVCu door leading to the raised decked seating area.

The property includes a gallery overlooking the main entrance hallway, with a solid wood balustrade, solid oak flooring, and Yorkshire stone steps. The master bedroom has solid oak beams to the ceiling, a front-facing window, a radiator, and a door to the en-suite. The en-suite shower room features a corner shower cubicle, low-level WC, wash hand basin, chrome radiator, fully tiled walls, tiled floor, spotlights, and a window. The second bedroom includes solid oak beams,

two windows, wall lights, and a door to the walk-in wardrobe and en-suite bathroom. The walk-in wardrobe includes spotlights. The en-suite bathroom is a spacious room with a four-piece suite comprising a shower cubicle, panelled bath with shower attachment, low-level WC, pedestal wash hand basin, spotlights, radiator, window, tiled floor, and tiled walls. The third bedroom includes a window and radiator. The fourth bedroom/hobby room includes a radiator.

An inner hallway/office space has a front-facing window, radiator, and door to the cloaks/WC, which includes a low-level WC and pedestal wash hand basin. The second reception room features a panelled ceiling, picture rail, log burner with solid stone hearth, radiator, and two windows.

The property features two entrances. One entrance is through a gated access with a pathway lined with mature trees and shrubs leading to the rear. The mainly lawned gardens have mature planting, a raised decked seating area with beautiful river views, and willow trees planted by the current owner for privacy and stability. The other entrance is via a driveway, with ample space for building a double detached garage.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: E

What3Words: friend.suave.shuts

Parking: Driveway

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider





## AGENT NOTES

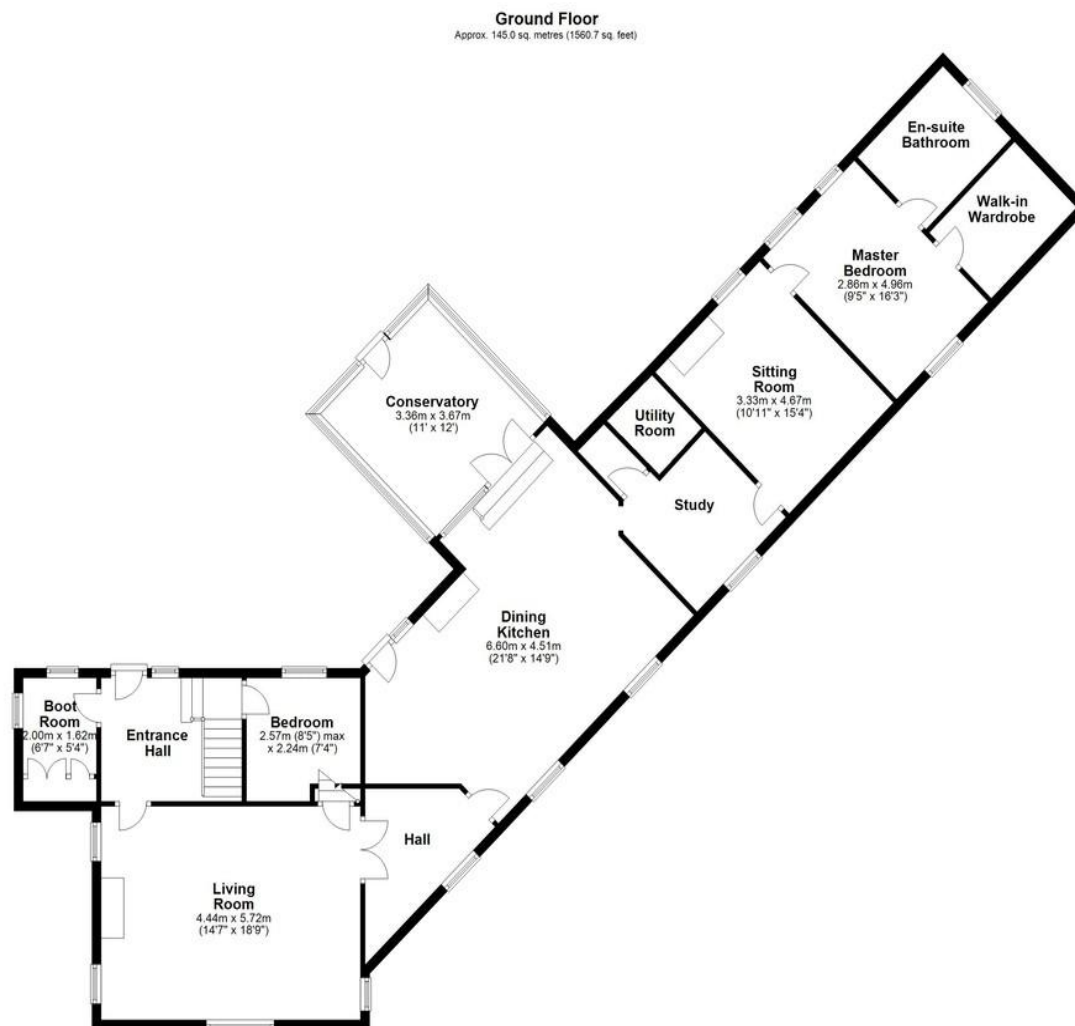
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

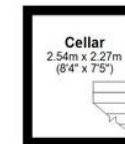
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

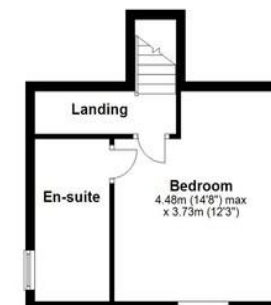
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**Basement**  
Approx. 5.7 sq. metres (61.9 sq. feet)



**First Floor**  
Approx. 25.3 sq. metres (272.3 sq. feet)



Total area: approx. 176.0 sq. metres (1894.9 sq. feet)



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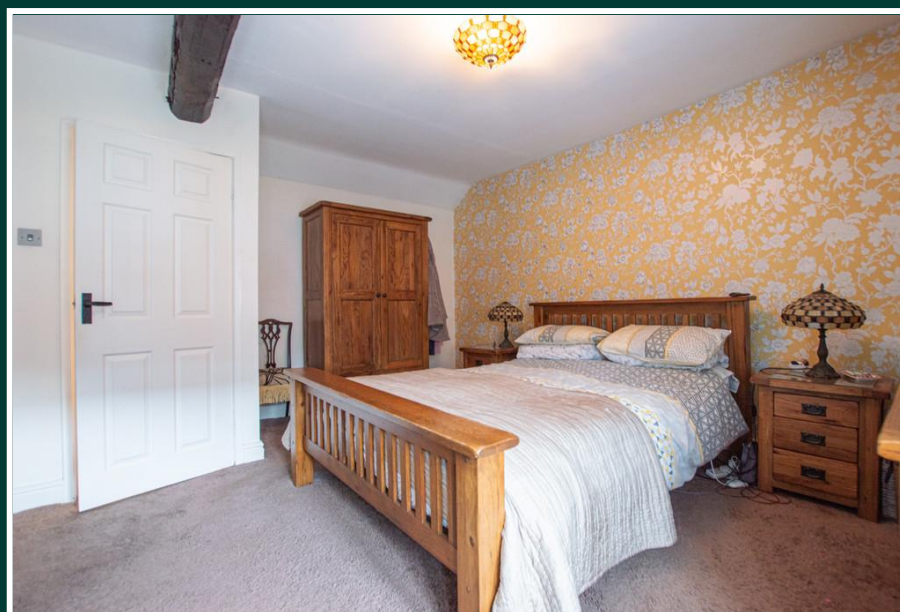
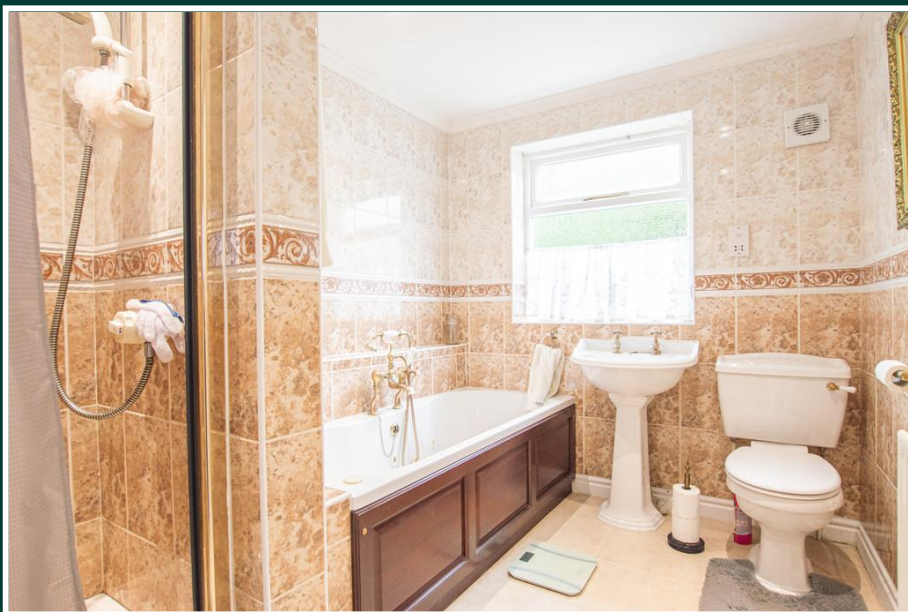






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