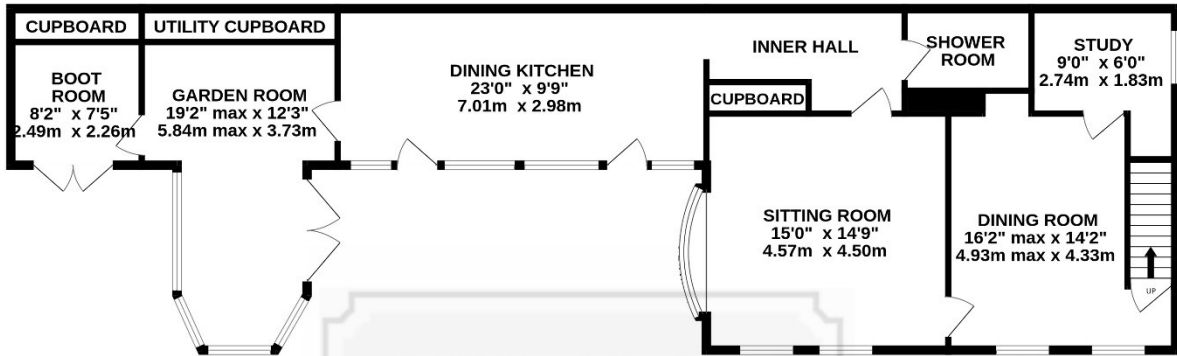




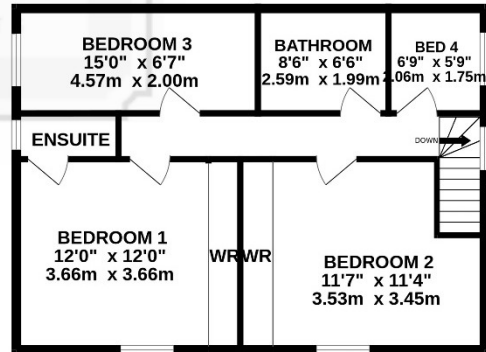
Robin Hoods Cottage Wakefield Road, Mirfield, WF14 0BU

GROUND FLOOR



1ST FLOOR

WAKEFIELD ROAD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Robin Hoods Cottage occupies an idyllic picture postcard setting and stands in circa 1.6 acres of delightful formal gardens, land and paddocks with a frontage and free mooring onto a canalised section of The Calder and Hebble. The Calder and Hebble is 21 miles long and is part canal, part river and connects the Yorkshire and Pennine canals. This characterful home has been home to the current owners for the last 50 years and is situated just off Wakefield Road and approached through an electric gate with a long drive leading to a large garage block with three phase electric and parking for several cars, in addition there is a former stable block and useful store.

The accommodation is arranged over two floors and comprises sitting room with double ended fireplace to the dining room, study, inner hallway, shower room, dining kitchen, garden room with utility cupboard and storeroom. First floor landing leading to four bedrooms with master en-suite and family bathroom. Whilst enjoying a stunning semi-rural outlook the property is in an excellent commutable location situated between the towns of Mirfield and Brighouse, both having a railway station along with shopping facilities and just minutes away from J25 of the M62 serving the towns and cities of West Yorkshire and East Lancashire. There is also the option to travel in a much more relaxed fashion, by narrow boat.

Offers Around £750,000

DINING KITCHEN

Measurements- 23'0" x 9'9"

This has two uPVC and sealed unit double glazed doors together with a bank of double-glazed windows which provide this area of plenty of natural light as well as taking advantage of the delightful gardens. There is a tiled floor and a range of ivory shaker style base and wall cupboards, drawers, pan drawers, glazed display cupboard with glass shelving, contrasting overlying granite worktops with tiled splashbacks, delft rack, two ceiling light points, central heating radiator, inset 1 ½ bowl sink with chrome mixer tap, four ring induction hob with stainless steel and curved glass extractor hood over, Bosch electric fan assisted oven and combi oven, integrated fridge, integrated freezer and further integrated larder freezer, integrated Bosch dishwasher, integrated bins, pull out larder, two central heating radiators and from the dining kitchen there are a set of French doors giving access to the garden room and inner hallway which provides access to the remaining accommodation.



GARDEN ROOM

Measurements- 19'2" x 12'3"

This has two central heating radiators, tiled floor, to one wall there are a bank of fitted floor to ceiling sliding door mirror fronted cupboards which conceal a utility area with plumbing for automatic washing machine, integrated sink with chrome mixer tap, ceiling light, space for tumble dryer, the oil fired central heating boiler, Creel and shelving. There are a bank of uPVC floor to ceiling double glazed windows and French doors which once again fill this area with natural light and look out across delightful gardens, river and fields beyond. To one side of the garden room a timber and frosted glazed door gives access to a boot room.

BOOT ROOM

Measurements- 8'2" x 7'5"

With twin timber and frosted glazed doors to the front elevation, ceiling light point, exposed stonework and a bank of fitted floor to ceiling Louvred door cupboards.

INNER HALLWAY

Measurements- 13'6" x 5'3"

With ceiling light point, delft rack, tiled floor, central heating radiator and a bank of mirror fronted storage cupboards. From the inner hall there are doors giving access to a shower room and sitting room.

SHOWER ROOM

Measurements- 7'10" x 5'3"

With ceiling light point, extractor fan, floor to ceiling tiled walls to three elevations, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin, low flush W.C. with concealed system and shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



SITING ROOM

Measurements- 15'0" x 14'9"

A comfortable reception room with a uPVC double glazed splay bay window to the side elevation together with two uPVC double glazed windows to the front and all of these have secondary double-glazed units over and enjoy a delightful aspect. There is a beamed ceiling, two central heating radiators and central fireplace which is open to the adjoining dining room and having a multi fuel stove with oak mantle over. Between the sitting room and dining room there is a uPVC and sealed unit double glazed door opening onto the garden.



DINING ROOM

Measurements – 16'2" x 14'2"

With two uPVC double glazed windows each having a secondary double-glazed unit over with views over the gardens and woodland beyond. There is a beamed ceiling with ceiling light point, two central heating radiators, wall light point and as the main focal point of the room there is the fireplace which as described earlier is open to the sitting room and has a multi fuel stove with oak mantle. From the dining room there are doors giving access to a staircase rising to the first floor and the study.



STUDY

Measurements – 9'0" x 6'0"

With a uPVC double glazed window with secondary unit over, ceiling light point, central heating radiator, wall point and fitted shelving.

FIRST FLOOR

LANDING

With beamed ceiling, ceiling light point and loft access. From the landing access can be gained to the following rooms.

BEDROOM ONE

Measurements- 12'0" x 12'0"

With uPVC double glazed window with secondary unit overlooking out across the gardens and river beyond. There is a beamed ceiling coving, bank of fitted floor to ceiling part bevelled mirror fronted wardrobes together with fitted bedside tables with display shelving above and high-level storage cupboards. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements- 6'0" x 2'8"

With uPVC double glazed window, floor to ceiling tiled walls, wall light point, central heating radiator, tiled flooring fitted with pedestal wash basin with chrome monobloc tap and shower cubicle with Mira shower fitting.

BEDROOM TWO

Measurements- 11'7" x 11'4"

With uPVC double glazed window with secondary unit over enjoying a similar aspect to that of bedroom one and having a ceiling light point, central heating radiator and a bank of fitted floor to ceiling mirror fronted sliding door wardrobes.



BEDROOM THREE

Measurements- 15'0" x 6'7"

With uPVC double glazed window with secondary unit over, mono pitched beamed ceiling with partly exposed timbers, delft rack, central heating radiator and having a raised fitted bed deck with storage beneath and above this there is Mezzanine storage.



BEDROOM FOUR

Measurements – 6'9" x 5'9"

With uPVC double glazed window with secondary unit over, beamed ceiling with ceiling light point and central heating radiator.



FAMILY BATHROOM

Measurements – 8'6" x 6'6"

With beamed ceiling and partly exposed timbers, tiled walls to dado height, tiled floor, two central heating radiators and fitted with a suite comprising jacuzzi bath, vanity unit incorporating storage cupboards and drawers together with hand wash basin and low flush W.C. with concealed system.



OUT BUILDINGS

STOREROOM

Measurements- 10'4" x 6'7"

This is attached to the boot room and has twin timber and frosted glazed doors, power and light.



FORMER STABLE BLOCK

This is adjacent to the storeroom and is now used as storage and measures 15'5" x 12'3" with timber and glazed door, ceiling light and door to one side. The second room measures 12'2" x 17'0" and has a timber door and window.



PARKING

The property is approached through an electric gate which opens onto a long tarmac driveway, this leads to the detached garage block with garage one accessed from the front and garage two accessed from the rear.

GARAGE ONE

Measurements- 25'8" x 21'7" (Narrowing at the far end to 11'3")

There is an up and over door, courtesy door to the rear, power, light and three phase electric and a Jotul multi fuel stove.

GARAGE TWO

Measurements- 26'6" x 21'0"

Accessed from the rear of garage one and has twin doors one of which is electric, there is three phase power, inspection pit and light.

Beyond the garage block there is an extensive tarmac hardstanding providing off road parking for a number of vehicles.



GARDENS

At the far end of the tarmac parking area, there are twin timber five bar gates giving access across the front of the property where there is an extensive stone crazy paved patio area, lawn, raised patio with planted with trees, flowers and shrubs together with ornamental pond, gardeners W.C, lighting and power, beyond the patio there is an extensive lawned area bordered by mature trees and with tree house, timber and glazed Summer House with power looking out over the river and with steps down to the mooring area.

From this garden there are wonderful views with river, fields and woodland beyond.







ADDITIONAL INFORMATION

Central heating- The property has an oil-fired central heating system with tank which can be filled directly from Wakefield Road.

Drainage- There is a septic tank

Double glazing- The property has uPVC double glazing throughout with several rooms having additional secondary double glazing over.

Security- The property has an electric gated entrance, CCTV and alarm with both garages being separately alarmed.

Property tenure – Freehold

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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