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

Primrose Barn  
Mirfield



## Primrose Barn, Crossley Lane Mirfield

Offers In Region Of £750,000

PRIMROSE BARN IS A CLASSICAL 4 BEDROOM BARN CONVERSION WHICH FUSES TRADITIONAL CHARACTER WITH MODERN PREFERENCES AND INCLUDES A NEWLY FITTED CONTEMPORARY KITCHEN AND FABULOUS LEISURE FACILITIES WHICH INCORPORATES A SWIMMING POOL, SAUNA AND GYMNASIUM.

PLANNING PERMISSION GRANTED TO CONVERT SWIMMING POOL/LEISURE ROOM INTO A 3 BED BUNGALOW AND A FURTHER APPLICATION TO CONVERT GARAGE/STABLES/WORKSHOP TO A DWELLING 2019/91304 2019/90896

Primrose Barn is a stunning barn conversion positioned in a fabulous location enjoying the benefits of rural scenery. Having recently undergone some significant improvements which have modernised the kitchen, bathrooms and incorporated new carpets in modern grey hues, the barn sits behind electric gates and includes two electric double garages and 3 stable blocks.

The locality enjoys nearby livery yards and ample bridlew ays and with Crossley Lane being a quiet residential setting, the stables allow the enjoyment of pursuing equestrian interests.

Away from the hustle and bustle of busy lives, Primrose Barn is a lifestyle change, allowing for peace and tranquillity in a family friendly property with many locations to sit and enjoy the grounds and soak up the countryside.

Arranged over two floors, an elevated living space with access to the spacious external balcony allows the main reception areas to enjoy the panoramic views and acts as a wonderful suntrap. It is easy to see the family gathering on a balmy evening in the quiet solitude of the balcony to watch the sun go down. The elevated reception room has a great barn style window which is perfectly utilised as a seating area in which to appreciate the landscape whilst the remainder of the open plan setting with galleried room open to the entrance hall below is a great large living zone. With dramatic architecture including a vaulted ceiling and impressive brick fireplace which effortlessly modernises an open fireplace, the room includes a large dining area close to the kitchen.

Stepping down to the contemporary redesigned kitchen with quartz work surface and oyster cabinets with copper handles, integral appliances include a range oven, fridge, freezer and dishwasher. Stairs lead away from the kitchen down to the rear exit of the property.

Four sizeable bedrooms are located to the ground floor, the master bedroom has been installed with a fantastic bank of fitted wardrobes and with a new shower ensuite, the space matches modern preferences. The remaining three bedrooms have use of the house bathroom which is larger than most and comprises of an oversized bath tub, walk in double shower, vanity sink and low level wc.

The leisure facilities add a real sense of luxury, especially given the well maintained swimming pool with access to the irregular stone flagged patio which comfortably supports large garden furniture and is a discreet private location for summer BBQ's. A sauna, gymnasium with smoked glass mirror and changing facilities all add to the splendour.



Externally the Barn sits behind secured electric gates and has a large tarmac driveway with additional parking space in front of the leisure suite.

Two large double garages with fob controlled entrances offer spacious facilities for classic cars, large family vehicles or garden storage. The detached double garage has a mezzanine level which would be a fabulous teenage snug for gaming and three stables are perfect to keep horses/ponies.

The landscaped gardens are exceptionally maintained and offer an infinity aspect tiered lawn to the front elevation, tree lined lawn to the side and cosy patio with lawn to the rear.

Positioned in a semi-rural location on the fringes of countryside, Primrose Barn benefits from the most far reaching views across the rural district. The historic town of Mirfield with an attractive high street provided with boutique shops and high street favourites is just moments away from Primrose Barn. 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 a high popularity of the pastime "duck feeding" being present along the waters edge. Peppered with restaurants and bars along the canal and attractive walks, it is easy to see why Mirfield is a desirable location favoured by those wishing to escape the hustle and bustle of daily life.

Offered with a free carpark, Mirfield is provided with a local train station which is 650 meters/5 mins walk 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.





PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the vendor. The agents have not had the sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.





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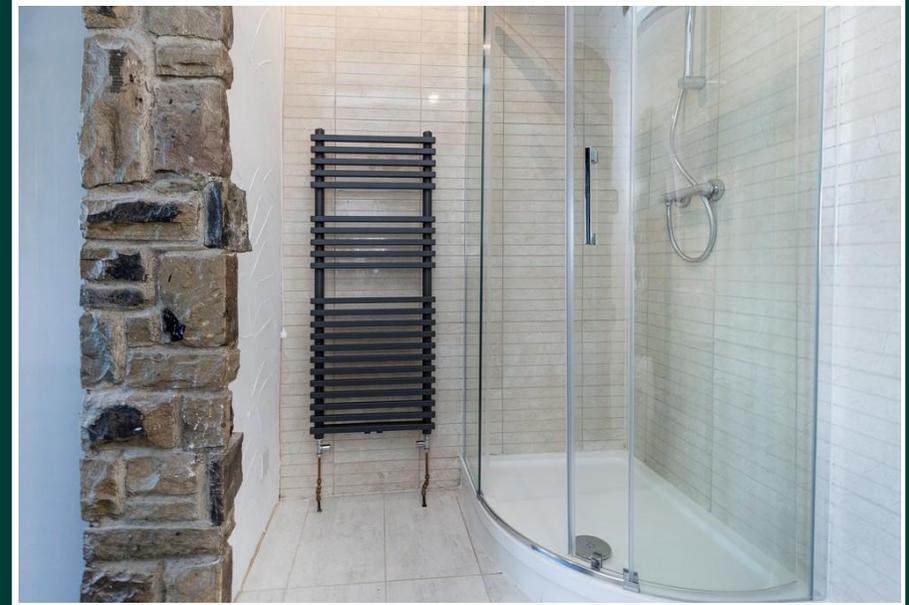
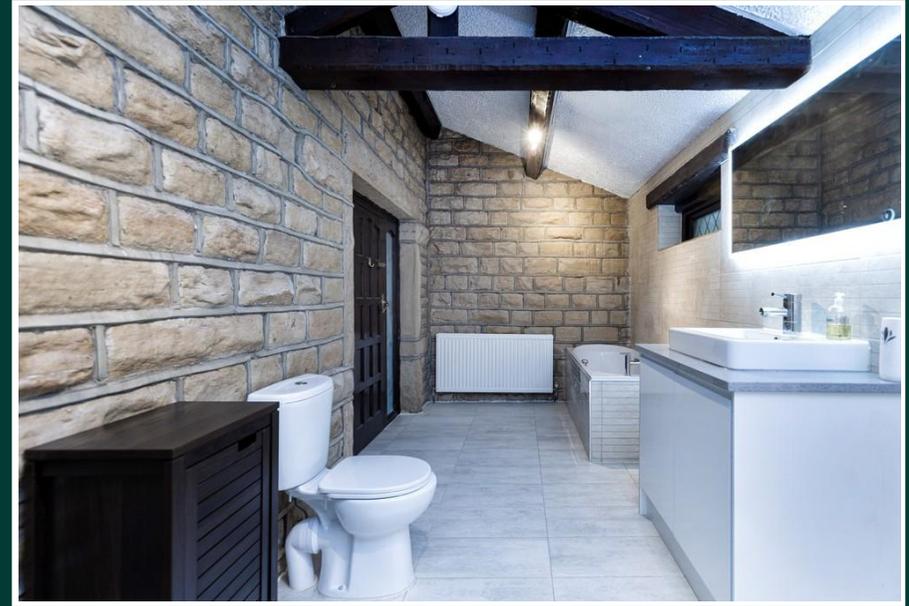
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