



South Field  
Burnley Road | Mytholmroyd | West Yorkshire | HX7 5PD

FINE & COUNTRY



# SOUTH FIELD

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*Set within privately enclosed landscaped grounds approaching  $\frac{1}{4}$  of an acre; a hugely characterful Grade II listed country house with retained period features on display, offering spacious eight bedroom accommodation incorporating three impressive reception rooms and a bespoke living kitchen by Laura Ashley.*











# KEY FEATURES

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An awe inspiring 19th century property, steeped in history, presenting a statement of both character and grandeur; offering welcoming accommodation, as one would expect, presented to the highest of levels, retaining charm and period features throughout; all rooms commanding a delightful outlook over the gardens a scenic countryside beyond.

Enjoying the most idyllic of settings positioned on the edge of this much admired and highly sought after village, open countryside being immediately accessible whilst an abundance of local services includes highly regarded schools whilst the M62 motorway is easily accessible ensuring convenient access to surrounding commercial centres.









## Ground Floor

An original door opens into the reception hall, which provides an impressive introduction to the home, immediately displaying original period features including deep skirting boards, ornate cornice to the ceiling and a dado rail. There is a staircase to the first-floor level overlooked by a stained glass window, a rear porch with access to the cellar, a useful boot room / cloaks area whilst a W.C presents a modern two-piece suite.

The snug or sitting room enjoys a double aspect position with original windows to both the rear and side aspects, whilst a wood burning stove sits within a stone chimney breast, with a stone flagged hearth. From here access is gained into the utility which has a stable style entrance door opening to the rear, plumbing for an automatic washing machine in addition to having both base and wall cupboards and a work surface which incorporates a sink unit.

The living kitchen forms the hub of the home, is positioned to the rear of the property with sash windows to the rear and side aspects, the rear commanding a delightful view over the garden. Presented with bespoke kitchen furniture by Laura Ashley, complimented by corian work surfaces with a sunken bread store, matching up-stands and an inset sink with a mixer tap and an Instant hot Quooker tap. An impressive central island has a corian work surface, which extends to a four-seater breakfast bar, whilst incorporating a five-ring induction hob with an AEG retractable extraction unit. An additional complement of appliances includes an oven and grill, with a matching microwave convection oven with a warming drawer beneath, a full height fridge freezer, a dishwasher and a wine chiller. A freestanding stove incorporates a double oven with a hot plate over, set back into a feature chimney breast with concealed downlighting.

The drawing room is positioned to the front aspect of the home, has windows to both front and side elevations, displays original period features, including deep skirting boards and coving to the ceiling, has a stunning fireplace to the chimney breast with a Marble tiled inset and hearth, which is home to a Living Flame gas fire.

The dining room offers an impressive secondary reception room, once again positioned to the front aspect of the home commanding stunning views, having a continuation of the original period features on display, with a feature fireplace being home to a Living Flame effect electric fire.







In this house we dance in the kitchen









## First Floor

A Spacious central landing has a continuation of the spindle staircase from the ground floor, with a window to the rear overlooking the gardens and generating excellent levels of natural light. There is a useful cloaks cupboard and access to four bedrooms.

The principal bedroom suite enjoys a double aspect position to the front of the home, having windows to the front and side, both commanding stunning views over adjoining fields and across the valley and canal. This room has a stone fireplace to an original chimney breast. En-suite facilities present a low flush W.C and a wash hand basin with a marble surround with a useful vanity cupboard beneath. A sash window to the side overlooks open fields.

There is an additional double bedroom to the front aspect of the property, once again with a sash window commanding stunning views. The room has fitted wardrobes and an en-suite shower room, which is presented with a three-piece suite.

To the rear elevation of the property there are two additional double rooms, each with windows overlooking the rear garden, one of the rooms having a full height arch top window in addition, and a three-piece en-suite shower room.

The family bathroom presents a traditionally styled suite, incorporating a free-standing roll top bath, a low flush W.C, a corner shower with body jets whilst a beautiful marble surrounds a sink with mixer taps over and vanity cupboards beneath. This spacious room has opaque Sash windows and a heated towel radiator.

















## Second Floor

To the second floor a central landing has a skylight window and gains access to four bedrooms. To the rear elevation of the property are two double rooms, each with skylight windows. One of the rooms is currently used as a home gym, gaining access to the eaves providing useful storage.

To the front of the property there are two additional bedrooms, both offering double proportions, each with skylight windows.

The bathroom is presented with a four-piece suite, has complimentary tiling to the walls, wood panelling to the walls and a circular shaped porthole window offering a delightful view over stunning countryside.









### Externally

The property is privately positioned set back within a hedged boundary, the driveway accessed off a side lane, opening to a courtyard which provides off road parking and gains access to the garage. At the immediate front of the house, enjoying a south facing aspect, is a lawned garden.. To the rear beyond the courtyard is a landscaped garden, which in the main is laid to lawn with a with a two tiered terrace and additional decked seating area, all of which is set within a hedged boundary. There is an oversized single garage with power and lighting.













# MYTHOLMROYD

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Positioned on the outskirts of Mytholmroyd, this property benefits from the village's range of amenities, including independent shops, cafes, pubs and restaurants, a pair of convenient small supermarkets, and railway station providing direct services to Leeds and Manchester: both taking less than 50 minutes. The surrounding countryside is a delight for all those who enjoy the outdoors, with the canal providing a quite route to Hebden Bridge, or one can head up Cragg Vale and explore the miles of footpaths and bridleways that traverse the Calder Valley.

A delightful conservation village which still hold regular markets sits within the parish of Hebden Royd, in the Calderdale district; West Yorkshire 2 miles (3 km) east of Hebden Bridge. It lies in the Upper Calder Valley, 10 miles (16 km) east of Burnley and 7 miles (11 km) west of Halifax.







#### Additional Information

A Freehold, Grade II listed property, with mains gas, water, electricity and drainage. Council Tax Band - G. EPC Rating - E. Fixtures and fittings by separate negotiation.

#### Directions

The property is located off the A646 Burnley Road on the right hand side of the road travelling from Luddendenfoot to Mytholmroyd



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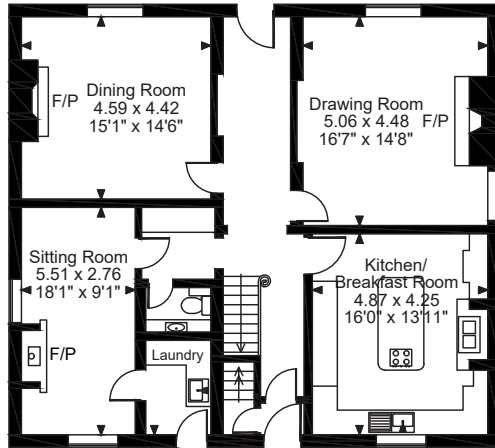
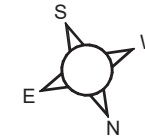
**South Field Burnley Road, Mytholmroyd, Hebden Bridge**

**Approximate Gross Internal Area**

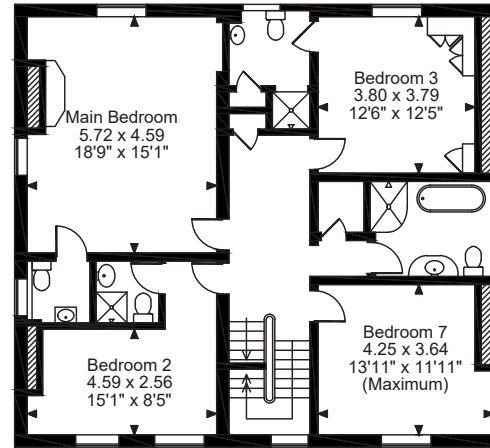
**Main House = 4496 Sq Ft/418 Sq M**

**Garage = 299 Sq Ft/28 Sq M**

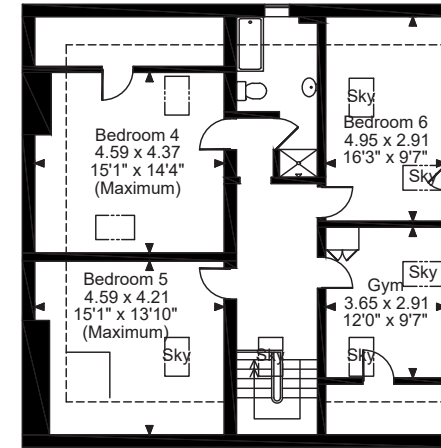
**Total = 4795 Sq Ft/446 Sq M**



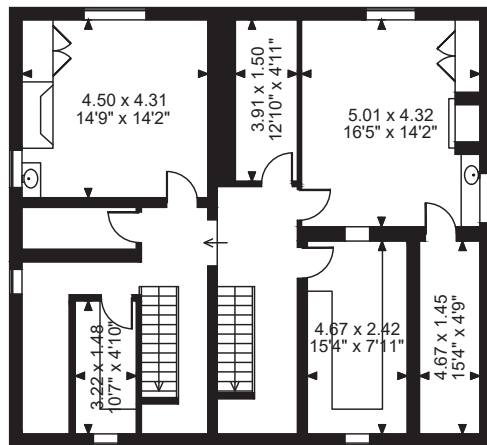
**Ground Floor**



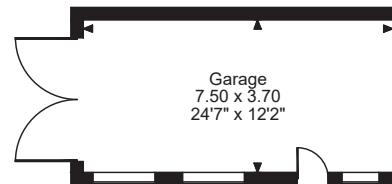
**First Floor**



**Second Floor**



**Cellar**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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