




Squirrel Lodge
LIVERSEGE



“Visitors are always intrigued by all of the home’s quirky features.”



Squirrel Lodge LIVERSEGE

Constructed using stone reclaimed from nearby Squirrel Hall, this unique property was built by the seller's family in the 1950s. Squirrel Lodge harnesses period character features and mid-century styling, creating a fabulous family home that is sure to intrigue and excite potential buyers.

Sitting in a raised position behind established trees and hedges, the home creates a great sense of privacy whilst still being in the centre of this popular village. Extending down the side of the boundary is a long driveway, providing excellent off-street parking ahead of a spacious tandem double garage.



Steeped in History...

Leaded windows and wooden double doors at the front of the property are the first indications of the intriguing inside features.

A small vestibule opens to the hallway beyond, where solid wooden parquet flooring covers the floor and the staircase rises before you. Beneath the stairs is a conveniently located downstairs WC. The reception rooms are at the front, on either side of the entrance hall.

“Growing up in Squirrel Lodge was great fun. The front garden has seen many children’s football and tennis matches over the years.”



Secrets to be Revealed...

The dual-aspect spacious living room is a wonderful space in which to get cosy on a chilly evening in front of a roaring fire, which is housed within an inglenook and an impressive reclaimed stone surround.

Full of surprises, Squirrel Lodge's living room has a secret door concealed as a bookcase and painting which leads you into a secure office space with fitted bookshelves and a window overlooking the terrace and front lawn.



Versatile Spaces...

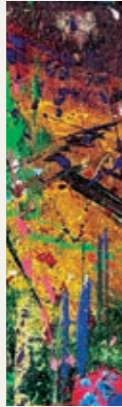
Make your way through this office space to the music room, a soundproofed space used for everything from rehearsals to recordings and to teach countless students who use the separate entrance from the driveway. This entirely unique extension to the side of the property was constructed in the 1970s and offers many opportunities for the new owner. In addition to the office and studio space, there is a WC and wash hand basin, so it may be possible, if you don't need to work from home that this could be an annexe. Planning permission will likely be granted for a second storey to be added here, and the foundations below are sufficient to do so if a larger annexe space is needed.



Untapped Potential...

Across the hallway, you will find the dining room with the same views over the garden at the front. A fireplace in this room helps to make the perfect ambient environment when hosting a formal dinner:

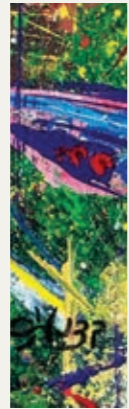
The kitchen is smaller than you might like, but there is plenty of potential to open this room up into the dining room for a more social arrangement. It could also be possible to add an extension to the rear to increase the size of this space and fit it to a more modern taste. Currently, there are units fitted to either side of the room with space for a washing machine, dishwasher, fridge freezer and oven. There is also a large traditional pantry cupboard for storage.



Time for Bed...

The staircase rises to the first floor, turning beneath a large window that bathes the spacious landing in natural light. Here you will find 4 bedrooms, offering enough space for all the family. The house bathroom has a bath, a separate shower cubicle and a pedestal wash hand basin. The WC is separate, as was the fashion at the time of construction.





Glorious Garden...

The lawn, surrounded by established trees and hedges, extends in front of the property and faces south with a sun-trap terrace that is the perfect spot for an al fresco lunch.

At the rear of the home is a garden area with tiered lawns. Steps lead up to the rear of the tandem garage where you will also find a workshop. With power and light, this is the perfect spot for an afternoon of tinkering, but there would be potential to extend the size of the workshop or convert it into a garden room, gym or office space.

Squirrel Lodge

LIVERSEDGE

Total Approx. Floor Area 2070 Sq.ft. (192.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Detached mid-century home, built in period style
- First time to market since being built in 1953
- Opportunity to renovate & extend
- 4 bedrooms
- Double tandem garage & workshop (suitable for conversion)
- 0.25 acre plot, with mature south-facing garden
- Off street parking
- Sound proof music studio & office with potential for conversion to annexe
- Heckmondwike Grammar School catchment
- Great transport links

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Local shop (150 yards away)



WALK:
So many fields & paths in and around Roberttown & Hartshead



CHEMIST:
Shahs Pharmacy (3 min drive)



SCHOOLS:
Primary: Norristhorpe, Headlands & Roberttown schools (all rated 'Good'). Secondary: in catchment for sought-after Heckmondwike Grammar School, also near to Spen Valley High School, Mirfield Free Grammar & Castle Hall Academy (all rated 'Good')



GYM:
Spen Valley Leisure Centre (5 min drive)



PUBLIC TRANSPORT:
Bus stop (5 min walk) with services to Leeds, Huddersfield & Bradford. Both Dewsbury & Mirfield Railway Stations (10-15 min drive) offer trains to Leeds, Manchester & London. M62 Jct 25 & 26 are 3 miles away



FAVOURITE PLACE TO EAT:
Healds Hall, Liversedge; Arthurs Cafe, Mirfield; Black Horse, Clifton



PUB:
The Rising Sun & The Black Bull are both very good



POI:
Several clubs and some amazing walks close by - you can walk for miles on the Spen Valley Greenway




TAKEAWAY:
So many to choose from and most if not all deliver



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presented by



 **WHAT3WORDS:** blubber.unspoiled.project

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