

# CROWTHER HOUSE



East Thorpe Court

*“Crowther House - luxury retirement  
living in the heart of Mirfield”*





# DARREN SMITH<sup>TM</sup>

## HOMES

Mirfield-born brothers Darren and Nigel Smith bring an impressive 80 years of combined experience to every project, earning a stellar reputation for excellence. Their dedication to precision and attention to detail set them apart, ensuring that every home is built to the highest standards.

It's no surprise that East Thorpe Court, the latest development by Darren Smith Homes, has received the highest accolade in housebuilding - the prestigious NHBC Supreme Award - a testament to Nigel Smith's outstanding site management and their unwavering commitment to quality.

When you choose Crowther House, you're choosing a home built on expertise, passion and a legacy of excellence.



# CROWTHER HOUSE



East Thorpe Court



## A NEW CHAPTER BEGINS...

Welcome to Crowther House at East Thorpe Court - an exclusive collection of beautifully designed retirement apartments in the heart of Mirfield offering relaxed, independent living.

Here, luxury meets ease with every detail having been considered to offer a refined lifestyle in a truly picturesque setting. From spacious layouts and private terraces or balconies to secure parking and landscaped shared gardens, this is a place to settle, unwind and simply enjoy. Peace, privacy and convenience come together seamlessly, while country walks and nature are just moments from your front door. Yet, you're never far from the energy of Mirfield, a vibrant town that makes it easy to stay connected to the world around you.

With limited availability, now is the time to secure your dream home. Don't miss out - schedule your viewing today and step into an exclusive lifestyle at Crowther House.



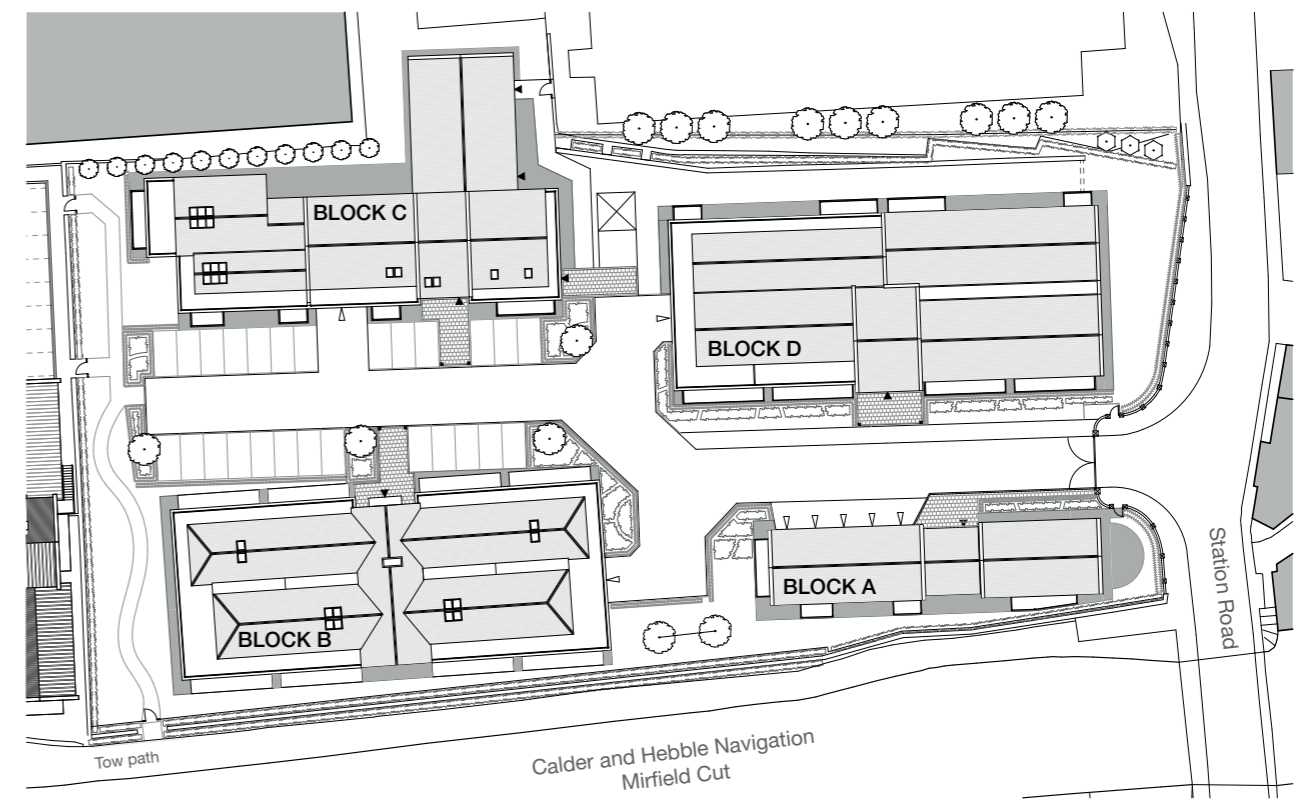


## A GROWING COMMUNITY WITH A THOUGHTFUL VISION...

Crowthor House forms Phase 2 of the carefully planned East Thorpe Court development. It follows the successful completion of Bull Bridge House - a handsome three-storey block of five retirement apartments that launched Phase 1 and set the tone for the quality and character of what was to come. With two further phases still to come, East Thorpe Court continues to grow into a welcoming, well-connected community designed with the future in mind.



**Block A:** Bull Bridge House (completed)  
**Block B:** Crowthor House (available)  
**Block C & D:** Future Phases



## BUILT FOR LIVING BEAUTIFULLY...

Crafted by Darren Smith Homes - a name synonymous with quality - these homes reflect award-winning attention to detail, backed by an impeccable NHBC A1 rating. From the carefully chosen materials to the flawless finishes, each apartment is a celebration of thoughtful design and craftsmanship.



## THE BEST OF TOWN AND COUNTRY...

Set beside the tranquil waters of the Calder and Hebble Navigation, Crowther House enjoys a peaceful canal-side setting just moments from the vibrant heart of Mirfield. Independent shops, welcoming cafés, lively bars and essential services are all within a short stroll - making daily life easy and enjoyable.

Mirfield Railway Station is only steps away, offering direct links to Leeds, Manchester and London for effortless travel, whether for a weekend away or a visit to loved ones.

Rooted in heritage and community spirit, the town hosts the much-loved Mirfield Show and is home to landmarks such as St Mary's Church. For outdoor enthusiasts, scenic walks, canal-side dining and a wealth of leisure facilities - from golf and tennis to cricket and bowling - ensure there's always something to enjoy, whatever the season.



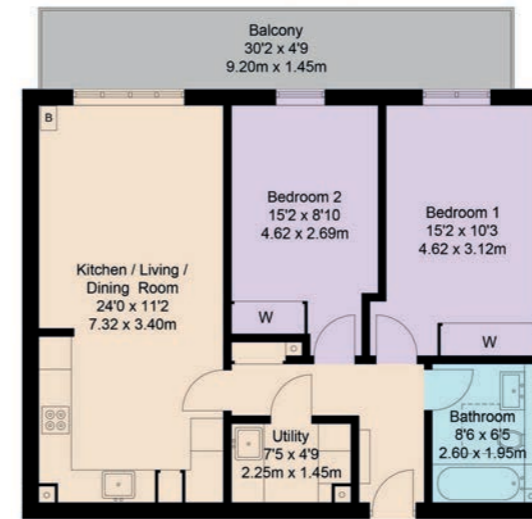
# ONE VISION, THREE EXPRESSIONS OF HOME...

Within the first phase of Crowther House, three distinct apartment styles have been carefully considered to suit the rhythms of modern retirement living. Each home has been beautifully crafted with refined finishes, flowing layouts and an attention to detail that speaks of lasting quality. Integral kitchen appliances, underfloor heating throughout and at least one generous private balcony extend the comfort of your interior to the outdoors. With a single secure undercroft parking space and level lift access to every floor, each apartment offers the perfect blend of elegance, practicality and ease - designed to support a lifestyle of calm, comfort and complete peace of mind.

## THE OAST

2 bedroom, 1 bathroom, 1 balcony (725 ft<sup>2</sup> / 67 m<sup>2</sup>)

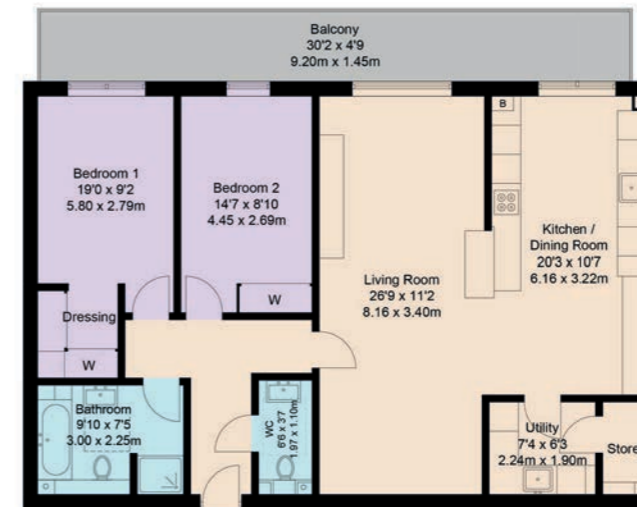
Plots: 7, 8, 13, 14, 19, 20



## THE MALTINGS

2 bedroom, 1 bathroom, 1 balcony (1105 ft<sup>2</sup> / 102 m<sup>2</sup>)

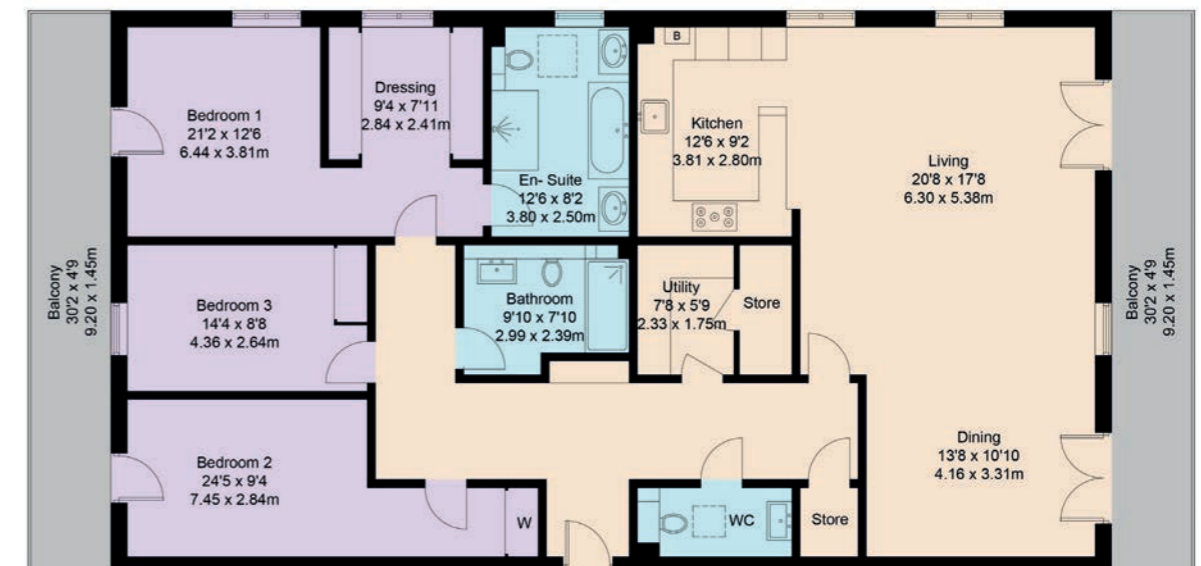
Plots: 10, 11, 16, 17, 22, 23



## THE GRANARY

3 bedroom, 2 bathrooms, 2 balconies (1809 ft<sup>2</sup> / 168 m<sup>2</sup>)

Plots: 6, 9, 12, 15, 18, 21

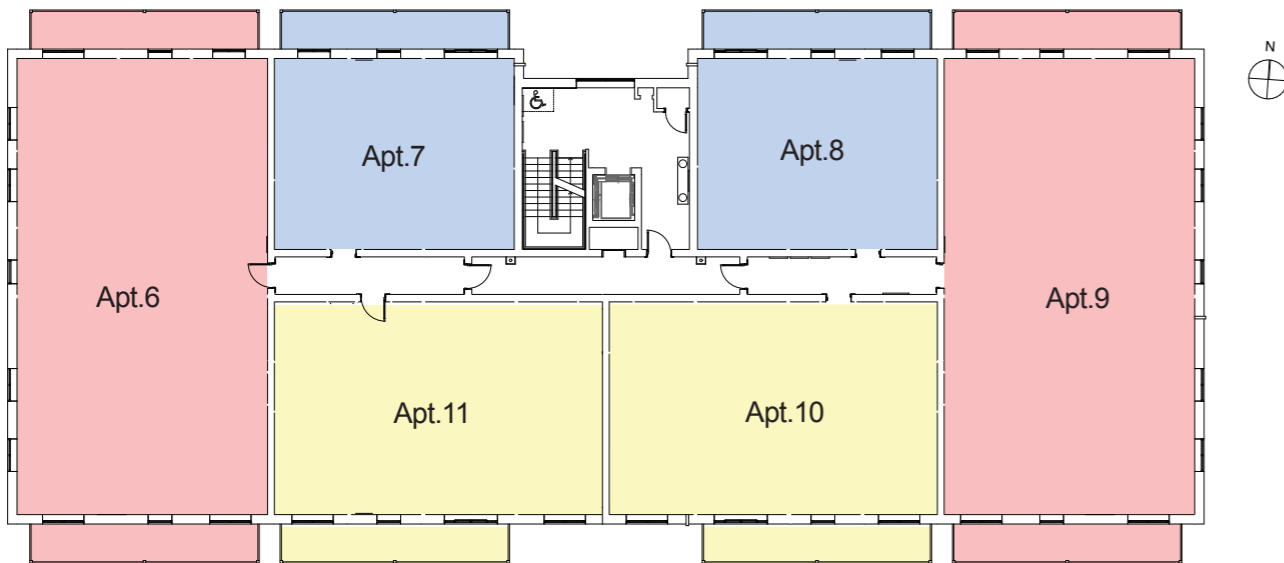


■ - The Granary   
 ■ - The Maltings   
 ■ - The Oast



**GROUND FLOOR**

■ - The Granary   
 ■ - The Maltings   
 ■ - The Oast



**FIRST FLOOR**

# THOUGHTFULLY LAID OUT, BEAUTIFULLY CONSIDERED...

Crowther House is arranged over five floors.

The ground floor offers secure undercroft parking, discreet bin storage and access to utilities, along with individual mail boxes in the welcoming entrance lobby.

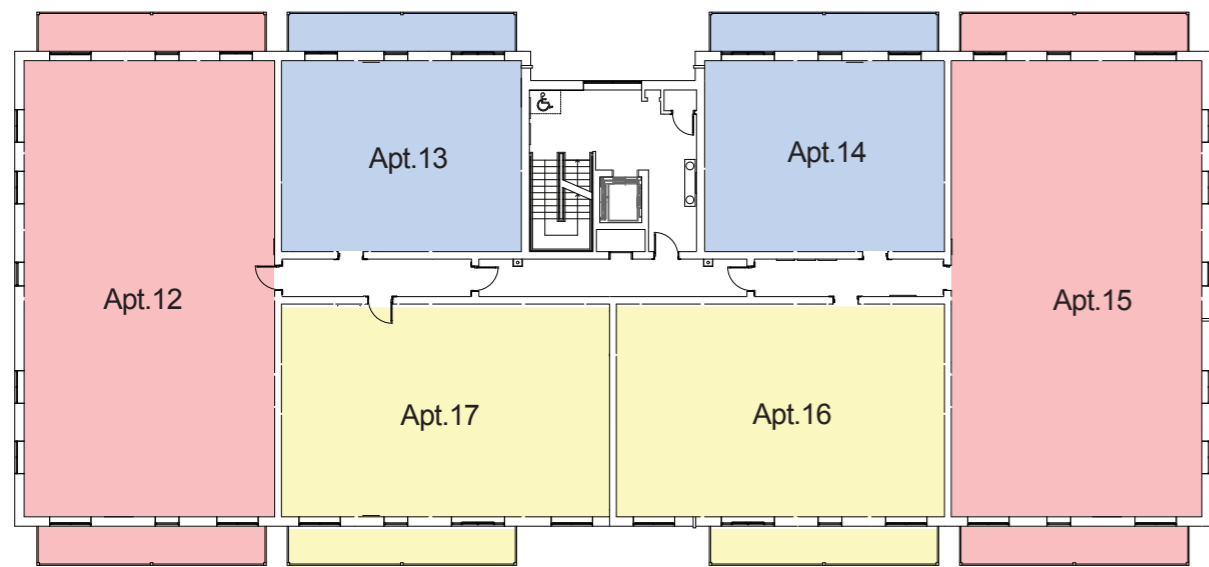
A lift provides easy access to each floor above, where six elegantly appointed apartments are arranged on each of the next three levels, with two of every apartment style thoughtfully positioned to create a balanced and harmonious layout.

Occupying the top floor of Crowther House, stunning penthouse apartments will be available for later release, each showcasing far-reaching views and expansive wraparound terraces that elevate everyday living. For more details or to register your interest, please enquire.



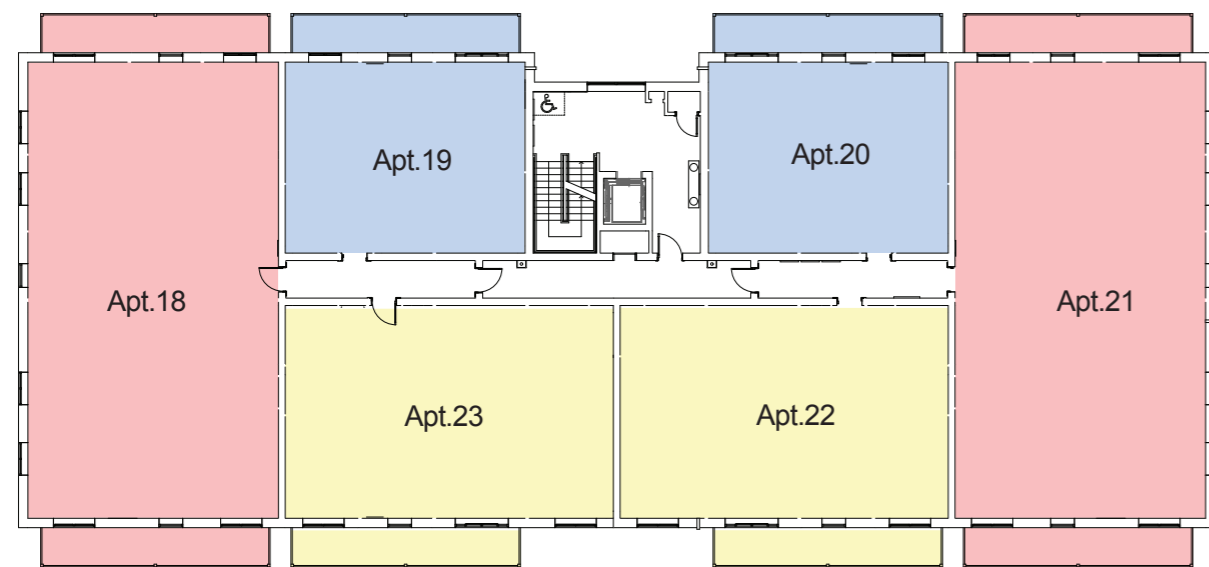


■ - The Granary  
 ■ - The Maltings  
 ■ - The Oast



## SECOND FLOOR

■ - The Granary  
 ■ - The Maltings  
 ■ - The Oast



## THIRD FLOOR

# FINER DETAILS...

## OWNERSHIP & COSTS

- Leasehold: 999 years at nil ground rent.
- Service Charge: To be determined, but estimated to start from c.£2,500 per annum and increase for larger apartments on a proportionate basis. Service charge to cover, amongst other items, buildings insurance, external repairs/maintenance, gardens/grounds maintenance, cleaning of internal communal areas and communal windows.
- Management Company: East Thorpe Management Company will be the initial freeholder until all apartments have been sold before the freehold is transferred to a separate experienced management company which operates other developments by Darren Smith Homes.
- Council Tax: Bands E and above.
- Warranty: 10 year NHBC warranty provided.

## SPECIFICATION

- Decoration: Painted throughout, with paneling in some rooms.
- Bathrooms: Tiled and/or panelled.
- Wardrobes: Fitted to each bedroom.
- Flooring: All flooring included, both carpet and luxury vinyl tiles.
- Kitchen: Fully-fitted kitchen units with integrated appliances including electric induction hob, extractor, double oven, fridge/freezer (60:40), full-size dishwasher, wine cooler (The Maltings & The Granary only), quartz worktops and splash backs.
- Balconies: All apartments come with at least one balcony measuring 9.2m x 1.45m (13.34 m<sup>2</sup>/144 ft<sup>2</sup>).

- Glazing: Highly efficient double glazed balcony doors and windows, which tilt open for easy cleaning and are maintenance-free aluminium framed externally and timber framed internally.
- Heating: Water-fed underfloor heating throughout each apartment, which is heated by a gas combination boiler in a pressurised system.
- Services: All mains services connected. Ventilation system in bathrooms, utilities and kitchens. Services cupboard in each apartment contains consumer board, underfloor heating manifolds, fibre broadband and digital TV connections. Level entry and lifts to all floors.
- Accessibility: Level entry and lifts to all floors
- Fire Safety: Sprinkler system installed. Each apartment entrance door is fitted with self-release locks in case of fire.
- Security: Intercom system with camera to main gate to East Thorpe Court and main entrance door to Crowther House. CCTV cameras installed, which can be viewed on your TV. Each apartment entrance door is fitted with spy hole and door closer.
- Excluded Items: Blinds/curtains, washing machine, dryer, TVs, non-fitted furniture and wallpaper.
- Parking: Secure undercroft parking accessed via 2.4m high electric garage door and pedestrian internal access into Crowther House. One parking space per apartment. Additional parking spaces may be available to buy or rent by separate negotiation. 12 external visitor spaces to the front of Crowther House provided, including 4 electric car charging stations.
- Grounds & Access: Residents will have use of landscaped gardens at East Thorpe Court and neighbouring St Paul's Lock and direct access to the town centre and canal towpath.



## THE OAST



Step into a sanctuary of calm where thoughtful design and refined touches create a home to cherish. The Oast is one of six apartments of its kind within Crowther House, a thoughtfully designed development of 20 homes created especially for the over-55s. Tucked within a peaceful, landscaped community, this beautiful home offers the perfect setting for a life well lived.

The entrance hall is warm and welcoming - the luxury vinyl tiled floor gleams underfoot and soft neutral tones create a calm, understated elegance. Underfloor heating runs throughout the apartment bringing comfort to every step, while a cleverly designed cloaks area with a built-in seat and storage beneath adds both charm and practicality, setting the tone for what lies beyond.

# THE OAST

## ELEGANT EVERYDAY LIVING...

A glazed door draws you through to a beautifully crafted open plan kitchen living dining room, where every detail speaks of understated luxury. Cook up a feast in the sleek modern kitchen, where integrated appliances including a fridge freezer and double electric oven are set against gleaming quartz worktops and splash backs. An induction hob and stylish sink are framed by elegant wall and



base units, blending style and function with ease. The luxury vinyl tiled floor continues here, kept delightfully warm underfoot by the underfloor heating, creating a space as inviting as it is impressive.

In the living area, bespoke built-in units offer a perfect home for your wall mounted television, while French doors invite you out onto a private spacious balcony that extends across the full width of the apartment. Here, mornings can be whiled away with coffee and a good book, watching the gentle rhythm of the world pass by.



## PRACTICAL TOUCHES...

Off the hallway, a separate utility room matches the kitchen's stylish finish, providing a discreet and highly practical space. With in-built storage, a sink and room for a stacked washing machine and dryer, everything has been considered to make daily life as seamless as possible.





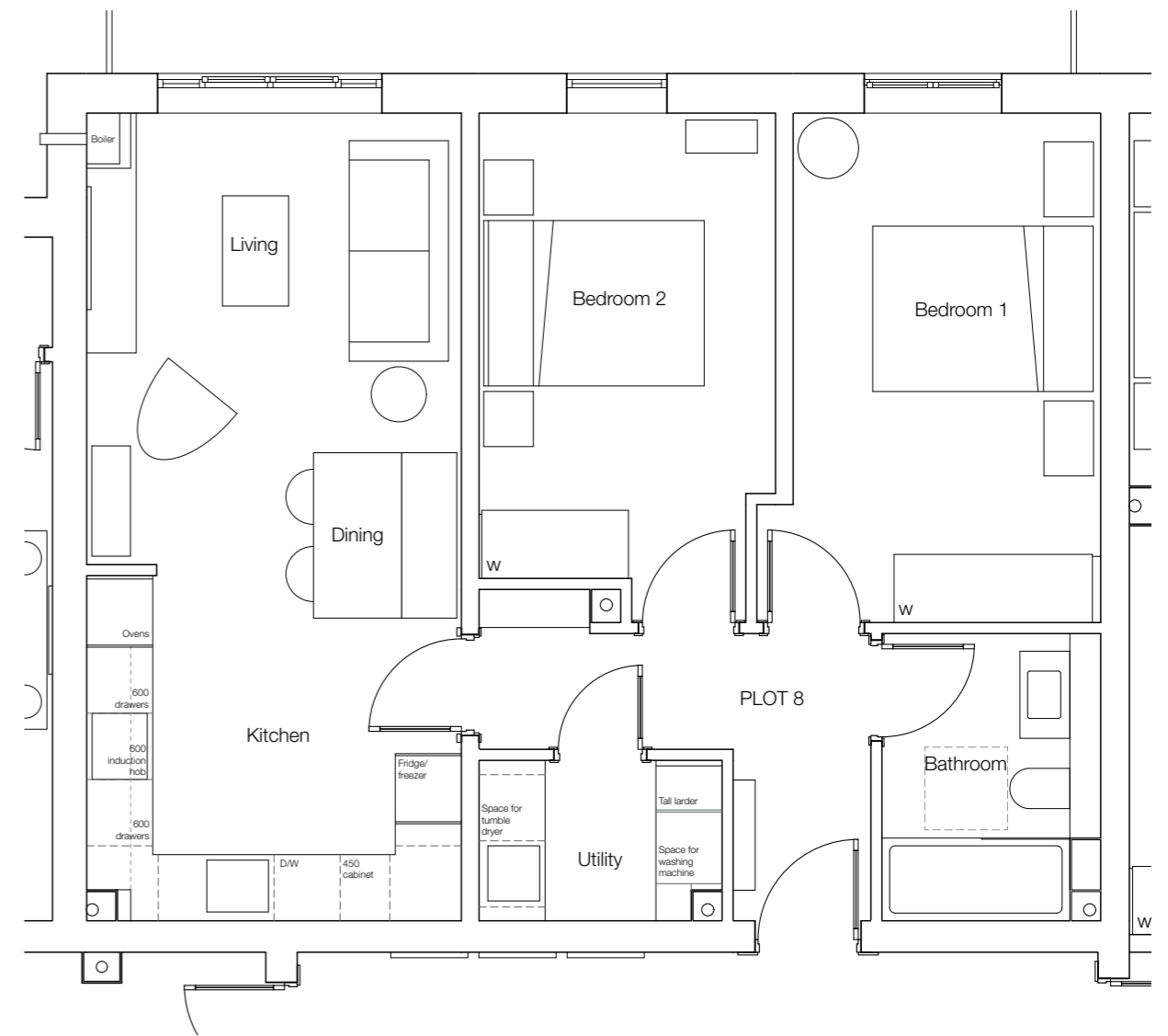
## RESTFUL RETREATS...

Both double bedrooms offer a haven of tranquillity. The principal bedroom features French doors that open directly onto the balcony, allowing a seamless flow between sleeping space and the kitchen living dining room. It's a gentle way to start the day, stepping out into the morning air whilst the world around you is slowly waking.

Filled with natural light, both bedrooms are finished with quality fitted wardrobes and soft carpeting underfoot, blending comfort with quiet elegance. Whether welcoming overnight guests or creating a private study or reading retreat, the flexible living space adapts with grace to your needs.

## STYLISH SERENITY...

The house bathroom is a study in sophisticated simplicity. A large mirror stretching across half of one wall amplifies light and space, while neutral tiling and underfloor heating add warmth and elegance. A concealed cistern WC, wash hand basin and a bath with shower over complete the picture, creating a serene space to start and end your day.



## FINER DETAILS

- 2 double bedrooms with fitted wardrobes
- Open plan kitchen living dining room with integrated appliances & media wall storage
- Utility room
- Entrance hall with built-in cloaks storage
- House bathroom with shower over bath, wash hand basin, WC
- Spacious private balcony links living space to principal bedroom
- Underfloor heating throughout
- Single secure undercroft parking space
- Level entry to building and lift access to floors
- Plots: 7, 8, 13, 14, 19, 20
- Floor Area: 725 ft<sup>2</sup> / 67 m<sup>2</sup>





## THE MALTINGS



Step into a sanctuary of calm where thoughtful design and refined craftsmanship create a home to cherish. The Maltings is one of six apartments of its kind within Crowther House, a thoughtfully designed development of 20 homes created especially for the over-55s. Set within peaceful landscaped grounds, this is a home where elegance and comfort meet.

The entrance hall sets the tone with its sleek luxury vinyl tiled flooring, neutral palette and underfloor heating which runs throughout the home. A useful house WC, fitted with a concealed cistern and wash hand basin, blends style with practicality, while a built-in cloaks area with seat and storage beneath adds a thoughtful touch.

# THE MALTINGS

## ELEGANT EVERYDAY LIVING...

A glazed door draws you through to a beautifully crafted open plan kitchen living dining room, where every detail speaks of understated luxury. The living area is welcoming and refined, featuring bespoke built-in units with connections ready for a wall mounted television. French doors lead out to a spacious private balcony, which links the living space to principal bedroom - a perfect place to enjoy morning coffee or unwind with a good book.



To one side, a separate library or study area has been created, designed with in-built shelving, storage cupboards and a desk. Ideal for quiet contemplation or creative pursuits, this serene corner offers a space to pause and reflect.

The kitchen and dining area are stylishly appointed, with integrated appliances including a fridge freezer, double electric oven, wine cooler and induction hob, all framed by sleek quartz worktops and splash backs. In-built box seating creates a charming dining space, perfect for everyday living or entertaining friends. Underfloor heating keeps the luxury vinyl tiled floors delightfully warm, adding a discreet layer of comfort throughout.



## PRACTICAL TOUCHES...

A utility room sits conveniently off the kitchen, finished to match with in-built storage, a sink and space for an under-counter washing machine and dryer. A separate store room beyond the utility provides further space to neatly organise the essentials of daily life.





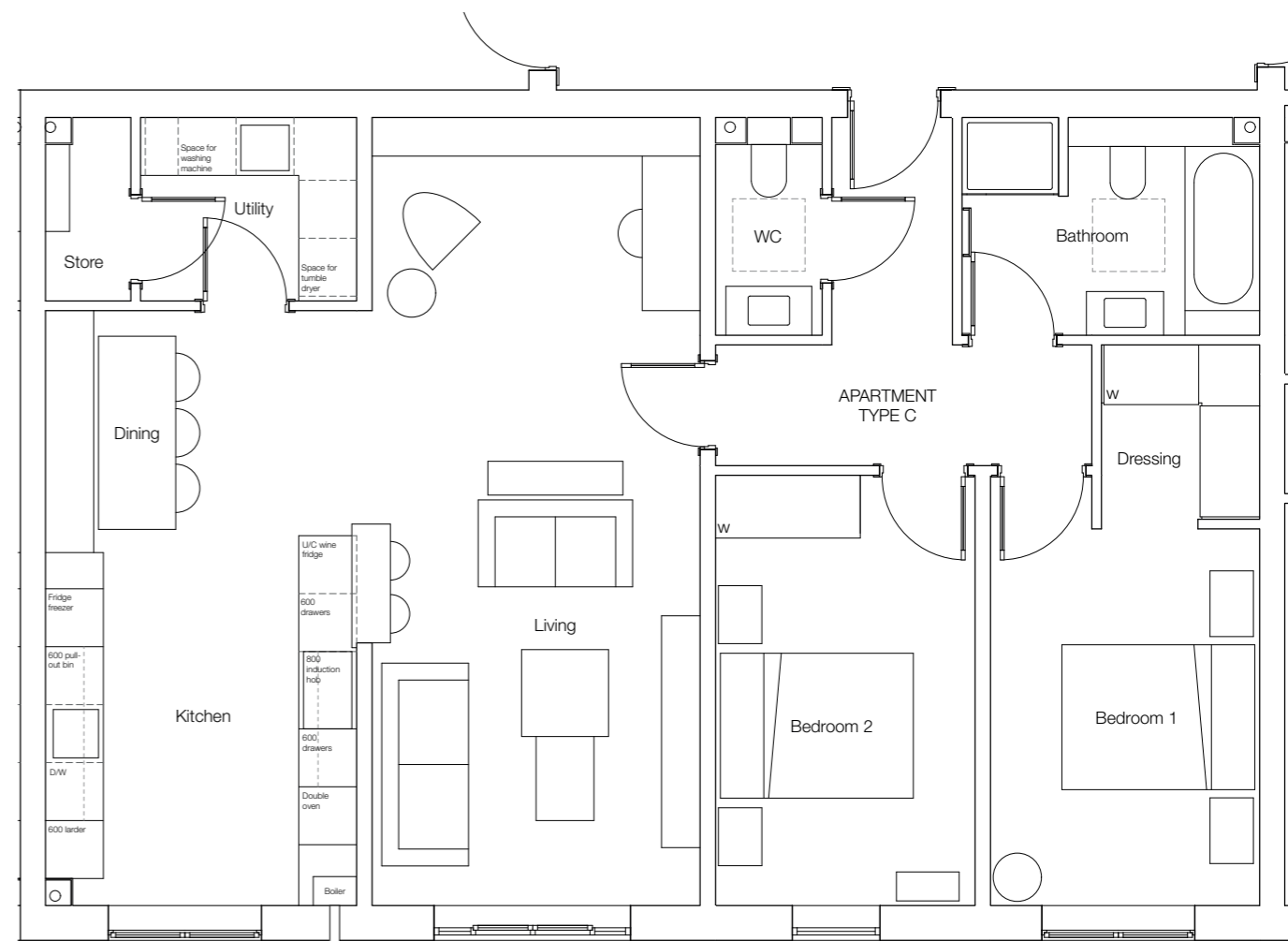
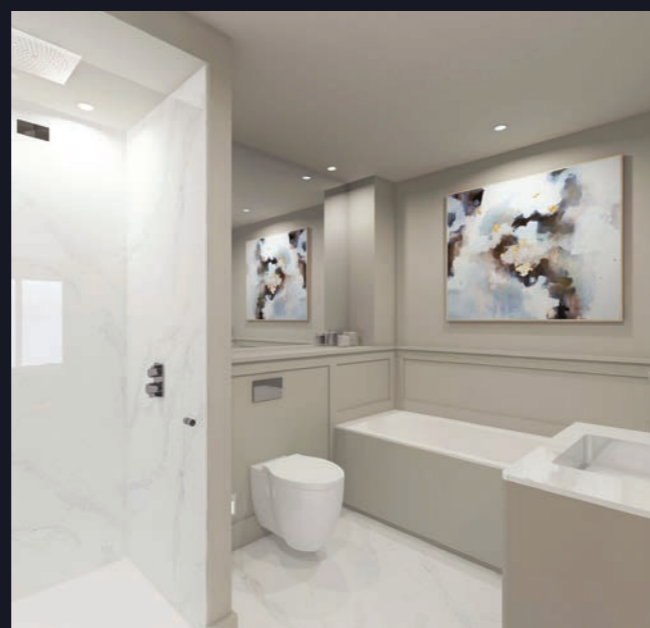
## RESTFUL RETREATS...

The principal bedroom offers a calming retreat, thoughtfully designed with a dressing area complete with quality in-built wardrobes. French doors open directly onto the balcony, allowing a seamless flow to the main living space and inviting you to step out into the morning air whilst the world around you is slowly waking.

The second double bedroom mirrors this sense of quiet luxury, fitted with wardrobes and finished with soft carpeting to create a comforting space to relax and recharge.

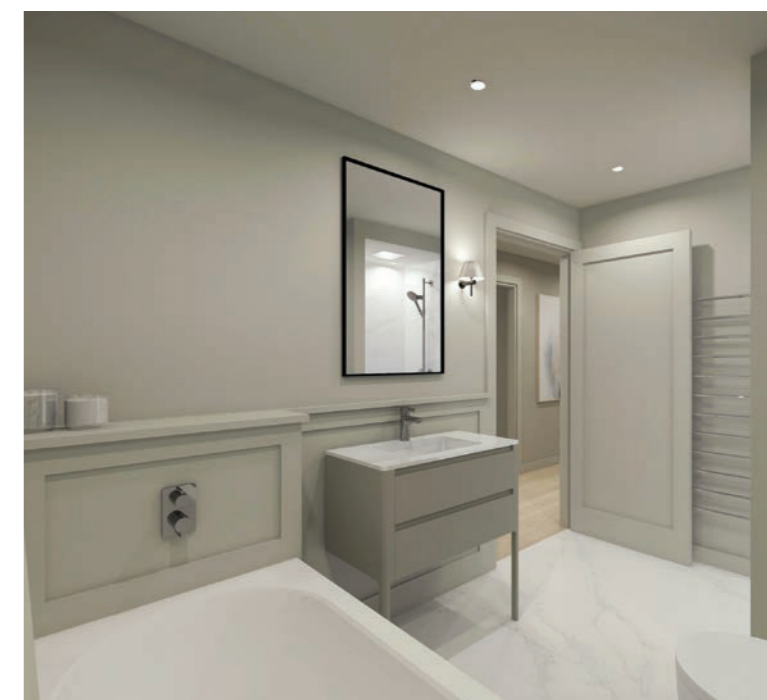
## STYLISH SERENITY...

The house bathroom is a study in sophisticated simplicity. A large mirror stretches across half of one wall, amplifying the sense of light and space, while neutral tiling and underfloor heating add a subtle warmth. A separate walk-in shower, bath, concealed cistern WC, wash hand basin and heated towel rail complete the picture - creating a refined and restful space for the rituals of everyday life.



## FINER DETAILS

- 2 double bedrooms with fitted wardrobes
- Open plan kitchen living dining room with integrated appliances, media wall storage, study area
- Utility with store room
- Entrance hall with built-in cloaks storage
- House bathroom room with bath, separate walk-in shower, wash hand basin, WC
- Spacious private balcony with French doors off main living room & principal bedroom
- Underfloor heating throughout
- Single secure undercroft parking space
- Level entry to building and lift access to floors
- Plots: 10, 11, 16, 17, 22, 23
- Floor Area: 1105 ft<sup>2</sup> / 102 m<sup>2</sup>





# THE GRANARY



Step into a sanctuary of calm where thoughtful design and refined craftsmanship create a home to cherish. The Granary is one of six apartments of its kind within Crowther House, a thoughtfully designed development of 20 homes created especially for the over-55s. Occupying the end position on each floor, this distinguished apartment enjoys windows to three elevations, filling the interiors with natural light and offering a rare sense of connection to the landscaped surroundings.

The entrance hall sets the tone with sleek luxury vinyl tiled flooring, underfloor heating which runs throughout the home and neutral tones, complemented by a practical store room and a house WC. The WC is fitted with a concealed cistern, wash hand basin and a mirrored cupboard above, providing elegant and practical storage.



# THE GRANARY

## ELEGANT EVERYDAY LIVING...

A glazed door leads you through to a beautifully crafted open plan kitchen living dining room, where thoughtful design meets understated luxury. This corner room is bathed in natural light from two sides, with two sets of French doors opening onto the spacious private balcony - a perfect place to greet the day with coffee or linger over a good book as the sun drifts by.



The kitchen is sleek and sophisticated, fitted with integrated appliances including a fridge freezer, double electric oven, wine cooler and induction hob, all framed by quartz worktops and matching splash backs. A breakfast bar creates a relaxed spot for casual dining, while the dining area offers a stylish setting for everyday meals or entertaining. Underfloor heating continues throughout, keeping the luxury vinyl tiled floors delightfully warm underfoot and enhancing the refined atmosphere.



## PRACTICAL TOUCHES...

The utility room is positioned conveniently off the hallway, finished to mirror the high-end kitchen design. With in-built storage, a sink and space for an undercounter washing machine and dryer, it offers both style and practicality. Beyond the utility room, a further store room provides valuable additional storage, ensuring everyday essentials remain neatly tucked away.





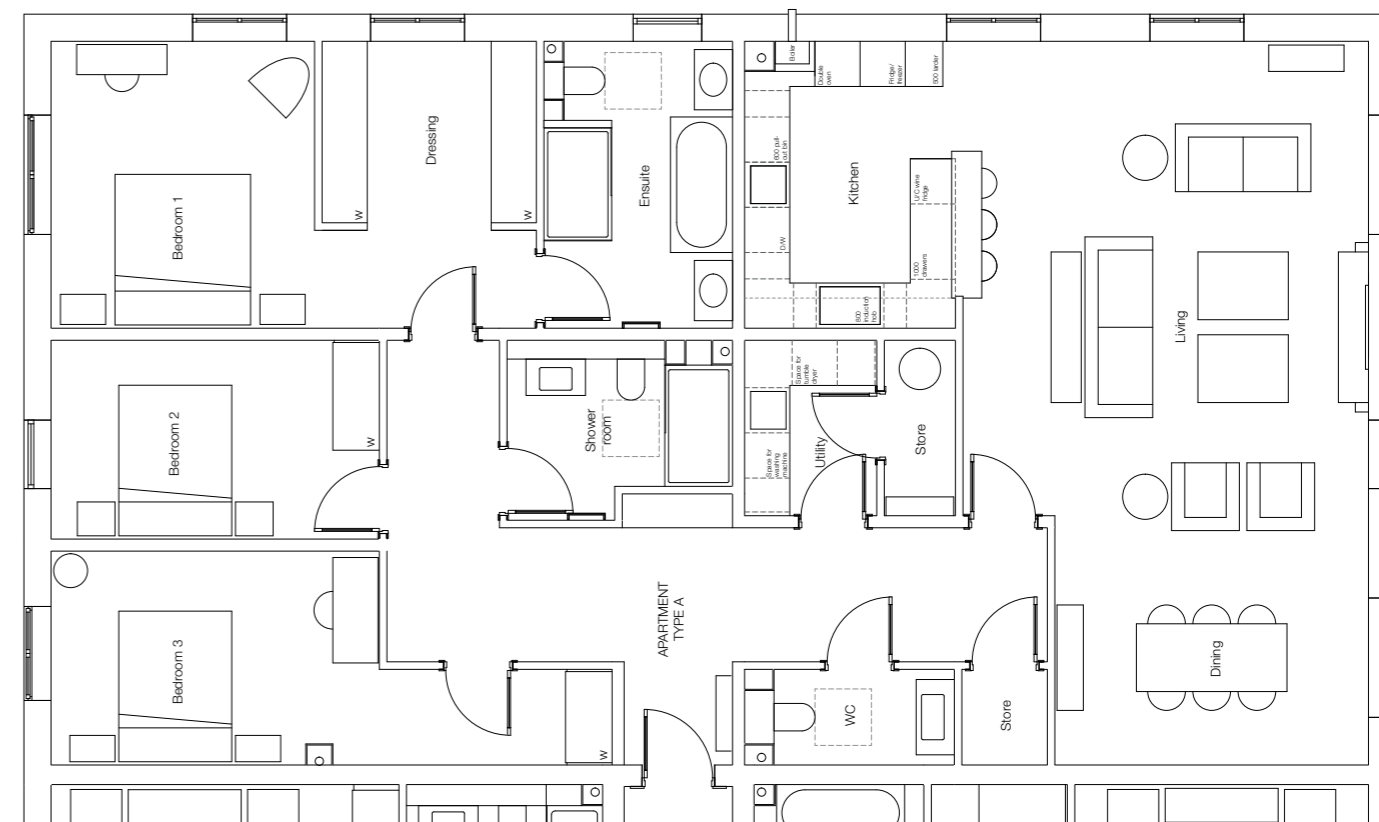
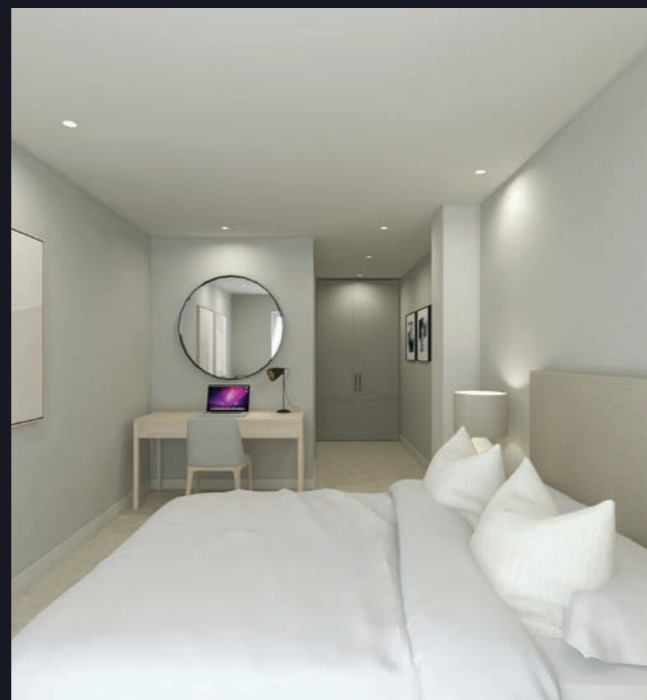
## RESTFUL RETREATS...

The principal suite occupies a peaceful corner of Crowther House, where a window to one elevation and French doors to the other bathe the room in soft natural light. Step through the doors onto a private balcony; a quiet spot to begin the day or draw it gently to a close. An open plan dressing room fitted with quality in-built wardrobes and natural light leads through to a private en suite bathroom. Here, a walk-in shower, bath and twin wash hand basins - thoughtfully positioned either side of the bath - create a luxurious, beautifully appointed and naturally lit space, completed by a concealed cistern WC.

There are two further double bedrooms, each finished with soft carpeting underfoot and fitted wardrobes. The larger of the two bedrooms features French doors on to the second balcony. Whether used as guest rooms, a study or hobbies room, the spaces offer flexibility to suit your lifestyle.

## STYLISH SERENITY...

The house bathroom echoes the refined elegance found throughout The Granary. Neutral tiling, underfloor heating and a large mirror create a serene backdrop for daily rituals. A walk-in shower, concealed cistern WC and wash hand basin are complemented by a heated towel rail, combining style with everyday practicality.



## FINER DETAILS

- Principal suite with dressing room and en-suite bathroom with separate walk-in shower
- 2 further double bedrooms with fitted wardrobes
- Open plan kitchen living dining room with integrated appliances, media wall storage
- Utility with store room
- Entrance hall with built-in cloaks storage
- House bathroom with walk-in shower, wash hand basin, WC
- House WC and store room off hallway
- Two spacious private balconies accessed off main living room & largest two bedrooms
- Single secure undercroft parking space
- Level entry to building and lift access to floors
- Plots: 6, 9, 12, 15, 18, 21
- Floor Area: 1809 ft<sup>2</sup> / 168 m<sup>2</sup>



# CROWTHER HOUSE




East Thorpe Court

*presented by*



DARREN SMITH<sup>TM</sup>  
HOMES

 WHAT3WORDS: compacts.looks.jeering

To view Crowther House  
Call: 01423 225121  
WhatsApp: 07398 748511  
Email: [hello@mrandsrchild.com](mailto:hello@mrandsrchild.com)