



YEW TREE

MIRFIELD

“It’s not just a house - it’s a chapter in the story of Yorkshire.”



A HOME WITH A PAST...

Tucked behind electric gates and embraced by almost an acre of landscaped gardens, Yew Tree is a place where centuries of history settle quietly into the rhythm of everyday life. Built in 1455, this Grade II listed Tudor home was originally a timber-framed aisled house - its three bay structure a hallmark of the fifteenth century.

Later encased in stone in the 1700s and lovingly rendered during a thoughtful renovation in the 1970s, the house still breathes the same air it always has - but now with all the warmth and comfort of traditional living. From medieval farmstead to a nineteenth-century public house frequented by Luddites, Yew Tree carries its stories in every beam and stone.



ARRIVE IN PEACE...

A long sweeping driveway parts the gardens and guides you towards the house, its path flanked by mature trees and flower borders. The gates whisper closed behind you and the outside world fades. Here, only birdsong and the gentle hush of the breeze remain.

Stone, render and aged timbers combine to create a home that feels both grounded and graceful - proud of its past yet ready for the next chapter.





WELCOMING HALLS AND COSY CORNERS...

Step through the front door and you are greeted by the soft golden tones of maple beneath your feet and warm oak panelling to the walls. This through-hallway links front and back and flows openly into the snug - a quiet nook to read, reflect or simply sit in the stillness.



Beams overhead frame the space with history while thoughtful touches - like central heating and soft wall lighting - ensure you feel at home from the first moment.



LIVING ROOMS THAT GATHER THE FAMILY...

The lounge is a fine place to unwind - a room that feels instantly comforting and quietly grand. Oak panelling lines the walls, warm and timeless, while an electric fire brings a gentle glow to the room - ready at the flick of a switch to offer comfort on cooler evenings. There's no need to tend to logs or sweep up ash here. Instead, the steady warmth and soft light create a relaxed space, perfect for quiet conversation or simply unwinding as the day draws to a close. Double aspect windows invite natural light through in soft waves throughout the day, making it just as lovely a spot for a morning coffee as it is for curling up with a film when dusk falls.

Across the hall, the dining room is made for celebrations - a space that has known many dinners, toasts and stories shared long into the evening. Its historic stone fireplace still stands proud, with an open fire that brings warmth and glow to festive gatherings and quiet suppers alike. Feature beams overhead frame the room in character; and the bay window draws the outside in - allowing the soft greenery of the garden to lend its calm to every gathering.





“Sunday breakfasts are always best when the Aga’s on and the kettle’s whistling.”

THE HEART OF THE HOME...

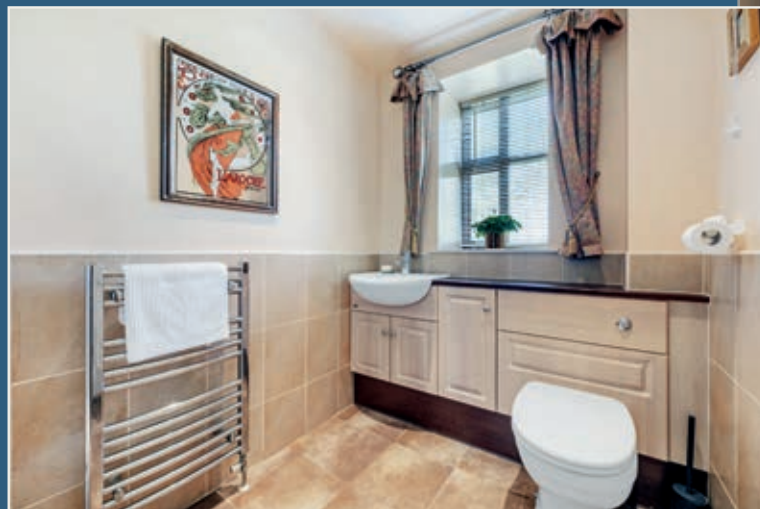
The dining kitchen is a warm and welcoming space - the kind of kitchen that feels lived in, loved and full of memories. At its centre stands the gas-fired Aga, always gently warming the room, quietly anchoring family life with its steady hum and comforting heat. It's a kitchen that invites conversation over coffee, pie-making on rainy afternoons and late-night slices of toast. Tiled flooring runs underfoot while solid wooden cabinetry wraps around the room - practical, unfussy and built to last.

An oak stable door opens to the outside, welcoming in fresh air and birdsong, while the window above the sink offers a perfect view of the garden and the fields beyond. Whether it's the bustle of preparing meals for a house full of guests or the quiet of a solitary early breakfast, this is a kitchen that holds it all - with a warmth that lingers long after the plates are cleared.

PRACTICAL SPACES FOR EVERY NEED...

Every corner has been designed to hold moments - loud ones, quiet ones and everything in between.

And when stillness is needed, the study awaits at the rear of the home. Generous in size and full of possibility, it is equally suited to focused work, imaginative play or peaceful reflection. Whether used as a home office, snug or even bedroom, it benefits from lovely views across the garden and towards the open fields beyond - a view that never fails to soften the mind and settle the soul.



Across the hallway, a ground floor shower room offers thoughtful convenience - particularly welcome should the study be used as an additional bedroom. With a tiled floor underfoot, it features a shower, wash hand basin and WC, providing everything needed in a quietly practical space.





THE PRINCIPAL BEDROOM...

The principal bedroom is a serene retreat - calm, spacious and full of quiet charm. Dual aspect windows frame views of the front and side gardens, while a vaulted ceiling and exposed beams lend a sense of history and light. This is a room made for rest, where the world slows down and the day gently fades. A cosy window seat invites you to curl up with a book or simply pause and watch the garden shift with the seasons - a perfect corner for peaceful moments in the sunlight.





REST AND REFRESH...

The second bedroom is an inviting and well-proportioned space, full of character with exposed beams and soft natural light. It enjoys views over the rear garden and benefits from its own en-suite shower room - a refined space tiled in warm travertine, complete with a shower, wash hand basin and WC. Traditional touches and gentle lighting create a restful atmosphere, offering both comfort and privacy for guests or family.

Two further double bedrooms continue the home's sense of heritage and ease. Each one has its own charm, with original features and generous proportions that lend themselves beautifully to a variety of uses. With garden views and beamed ceilings, these rooms feel deeply rooted in the history of the home.

The family bathroom is a blend of comfort and practicality. Equipped with Villeroy & Boch fixtures, it features a double-ended bath, corner shower and a vanity bowl sink. Natural light pours in from the rear window, casting a soft glow across the tiled walls and making the space feel even more inviting.





THE BARN WITH STORIES TO TELL...

Attached to the house, the seventeenth-century barn is a structure of character and possibility. It currently serves as a double garage and workshop but has all the potential for future conversion to a separate dwelling, annexe or modern open-plan living space (subject to the necessary permissions).



It has power, lighting, WC and access via electric and timber double doors - a space full of promise whether for guests, hobbies or family expansion.



“We’ve spent whole summers out here - watching the children play, barbecuing with friends, just enjoying the peace.”

GARDENS MADE FOR MEMORY MAKING...

Step outside and you'll understand. The gardens wrap the house like a green embrace - soft lawns, shaded corners and flower beds that bloom in the spring.

At the front, a magnificent willow tree cascades gently over the lawn, its branches swaying in the breeze like a natural curtain. Set well back from the road, the house enjoys a sense of peace and seclusion - a rare kind of privacy that makes the garden feel like a world of its own.

At the rear, a revolving summer house offers a quiet spot to enjoy the sun as it dips behind the fields - the perfect setting for long afternoons and slow evenings. Whether it's tea beneath the willow, a book in the shade or laughter echoing across the lawn, these gardens hold space for every kind of moment.

The paved terrace, perfect for outdoor dining, extends around the house and offers a space for long summer lunches, quiet morning coffees or drinks at dusk.



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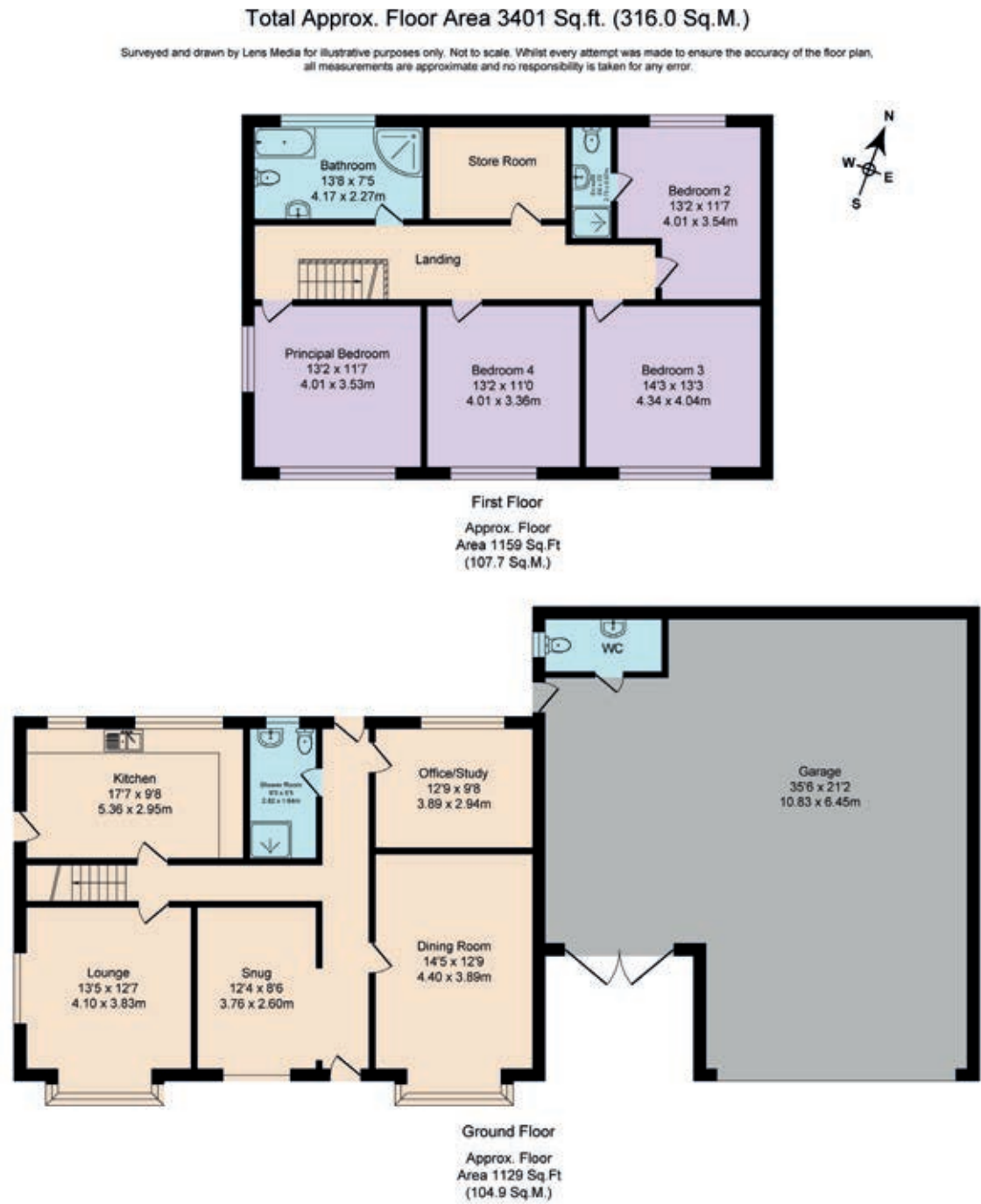
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The Spirit Of Yew Tree...

Before it was a home, Yew Tree was a working farm on Ratten Row - its animals sheltered below and its people living above. In later years it became a public house, known as The Old Yew Tree. The two bar rooms - the Robin Hood and the Little John - would have welcomed travellers, labourers and even Luddites, who met here before marching from the Dumb Steeple to protest the machines that were changing their world.

Now, Yew Tree offers calm instead of clamour. It is a place to plant roots, raise a family and share in the enduring comfort of a home that has seen it all and still stands strong. Yew Tree is a legacy you can live in - one that blends age-old craftsmanship with the rhythm of traditional country life and yet is conveniently located for local amenities and transport connections.

- FINER DETAILS**
- Grade II listed Tudor home with attached barn
 - Character home with exposed beams built c.1455
 - 4 or 5 bedrooms
 - 3 or 4 reception rooms
 - Breakfast kitchen with AGA
 - Large mature gardens c.0.85 acres
 - Electric gates with large private driveway & garage barn
 - Large attached barn ripe for conversion (subject to consent) to annexe
 - Views over greenbelt
 - All mains services



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



CHEMIST:
Eye Pharmacy, Mirfield
(1.5 miles)



WALK:
Walking through fields & woods behind Yew Tree is lovely, especially when the bluebells are in flower, or along canal & river



GYM:
Roy Ellam's Premier Health Club (1.5 miles)



PLACES TO EAT:
Miller & Carter (2 min walk);
Capri Mirfield (1.5 miles)



PUB:
The Gray Ox, Hartshead, is a pleasant walk across the fields on a summer's evening



MILK:
Spar at petrol station across the road



TAKEAWAYS:
Velvet Lounge (Indian) & The Greek Grill are both great and deliver



PUBLIC TRANSPORT:
Regular buses to Leeds & Huddersfield from Leeds Road; Mirfield Railway Station with services to Huddersfield, Leeds, Manchester & London (1.5 miles)



LOCAL SCHOOLS:
Battysford CofE Primary & The Mirfield Free Grammar - both rated 'Good' and within 1 mile

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MIRFIELD

Yew Tree, 13 Leeds Road, Mirfield WF14 0BY

presented by

Mr
&
Mr Child

Quintessentially Different

/// WHAT3WORDS: whites.dishes.scale

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