

An abstract painting featuring thick, expressive brushstrokes in white and black on a light beige background. The composition is dominated by large, swirling white shapes and bold, dark black strokes that create a sense of movement and depth. The text 'MIRFIELD MIDWAY' is positioned in the upper right corner.

MIRFIELD
MIDWAY



MIRFIELD
MIDWAY

Tucked away off a quiet private lane, Midway makes its impression from the very first moment. Electric gates open onto a broad, neatly laid drive, bordered by clipped hedges and planting that hint at the maturity of the gardens beyond. The drive opens into a forecourt, offering ample space for parking alongside the integrated double garage. A detached outbuilding sits neatly to one side, offering versatility as a gym, office or studio.

The home itself, though built with timeless stone, was fully renovated in 2024. Every element has been thoughtfully renewed so that the entire residence feels brand new, combining modern design and efficiency with the character of its original architecture.



"There's always a quiet sense of welcome as we step inside."

GRAND APPROACH

At the entrance, a graceful curved arch frames the front door, lending distinction and charm. A bay window projects confidently to one side, while landscaped borders add texture and colour through the seasons. The curved archway and balanced stone frontage create an arrival that is both graceful and assured.

*“There is always a sense of togetherness when we gather here.
It feels like the rooms are made for sharing moments.”*



A WELCOME THAT LASTS

Stepping inside, the hall sets the tone for the entire home. Double-height and filled with light from above, it feels both expansive and uplifting. Straight ahead, large windows frame immediate views of the garden, drawing the outside in and setting a calm, natural backdrop from the moment you arrive.

The floor is laid with large stone-coloured porcelain tiles, cool to the touch in summer yet warmed by underfloor heating in winter. This comfort runs throughout the entire home, ensuring every space feels inviting whatever the season.

A striking floating staircase with glass balustrade rises with sculptural confidence, giving the hall a contemporary edge that contrasts beautifully with the warmth of the stone exterior. Above, light pours in from high-level glazing, softening across the walls and changing in character through the day.

The hall is not only a passage but a destination in its own right, with room to pause, to sit, to take in the atmosphere of the home. From here, the residence opens gracefully into its main living spaces.



SPACES TO GATHER AND PLAY

The playroom sits just off the hall, bright and practical, offering younger family members their own space while still being closely connected to the heart of the home. Adaptable by design, it could just as easily become a snug, hobby room, study or even an additional bedroom as needs change over time.

Flowing openly from the hall, the living room continues the sense of connection and space, making it a natural setting for entertaining. A large angled bay window draws in light from the front, while French doors at the rear open onto the garden, connecting the room to both house and landscape.

“The living room always feels like the heart of family life, whether it’s a celebration or simply everyone curled up together.”



THE ENTERTAINER'S LIVING ROOM

Acoustic wooden panelling with in-built lighting adds depth and atmosphere, its gentle glow enhancing the room's generous proportions. At its centre, a sleek gas fireplace forms a striking focal point, both elegant and practical. To one side, a bespoke bar provides a touch of sophistication, ensuring the room is as suited to lively gatherings as it is to quiet evenings. The mood shifts easily from bright and social to calm and intimate, while underfloor heating keeps the space comfortable year-round.





A KITCHEN TO MEET IN

“On weekends the kitchen fills with laughter and aromas. We can all be together, cooking, talking, living.”

The open-plan kitchen, living and dining space is one of the home's most defining areas, both practical and beautiful. Supplied and installed in 2024 by award-winning designers Grid Thirteen, the bespoke SieMatic kitchen combines clean architectural lines with marble-effect granite worktops, premium appliances and carefully considered lighting. A dramatic marble-effect granite island with breakfast bar anchors the room, illuminated by a sculptural light that adds both drama and warmth.

Every element has been chosen for its quality and performance. Appliances include Gaggenau ovens, a Bosch dishwasher, an induction hob with integrated Teppanyaki hot plate, a freestanding Sub-Zero fridge/freezer and an instant hot water tap. Together, they bring a professional standard to everyday cooking while blending seamlessly into the sleek aesthetic.



LIGHT-FILLED SPACES

A full-size utility room is cleverly hidden behind matching cabinetry, maintaining the kitchen's uninterrupted look while offering generous space for everyday use. Within, there is room for a washing machine and tumble dryer, an additional sink, and in-built seating designed for removing boots and shoes. This thoughtful detail makes the space ideal after time spent in the garden or countryside walks, with plenty of room for muddy boots and wet coats.

The utility also has its own door, serving as a practical second entrance to the home. Opening directly to the garden and linking conveniently to the front approach, it provides an effortless route in and out without passing through the main hall.

To one side, the dining area enjoys views of the garden through French doors, lit by a contemporary light above the table. Beyond, a relaxed living corner with a wall-mounted TV makes the room as suited to quiet evenings as it is to lively entertaining. Together, these spaces create a natural hub for daily life, where cooking, dining and relaxing flow seamlessly into one another.

Large-format porcelain tiles run beneath, warmed by underfloor heating that ensures comfort in every season. Air conditioning keeps the space consistently cool in warmer months, while built-in speakers in the ceiling add another layer of atmosphere, whether filling the room with music or providing background sound for gatherings. Recessed lighting ensures the space remains bright and adaptable, while further sets of French doors open onto the terrace, extending the room into the garden for al fresco dining or long summer afternoons.



A SUITE TO INDULGE IN

“It always feels like our own private hideaway, calm, restful and completely separate from the rhythm of the rest of the house.”

The principal suite is a retreat in every sense. You enter through a striking wardrobe area, where both sides are lined with fitted wardrobes finished with tinted glass fronts. This walk-through design not only offers exceptional storage but also sets a dramatic tone as you step into the bedroom beyond.

Here, the atmosphere is calm and refined, with a soft, Scandi-inspired décor. Pale timber flooring, muted tones and natural light from both skylights and windows create a serene rhythm throughout the day. Air conditioning is discreetly set into the ceiling, while recessed lighting allows the mood to shift effortlessly from bright and energising to soft and restful.

The en-suite bathroom continues the sense of quiet luxury, with large-format tiles contrasted by horizontal wood panelling that brings warmth and texture. A floating vanity in pale timber is paired with sleek black fittings, from the tap to the generous shower, with a WC completing the space. Above, a skylight window draws in natural light, making the space bright and uplifting by day. A contemporary towel radiator adds comfort and practicality, while a light-framed mirror completes the boutique feel. Boutique in style yet practical in use, it balances indulgence with function.



“We always found that everyone could spread out and still feel at home. No one ever had to compromise.”

ROOMS TO RETREAT TO

Three further bedrooms are found upstairs, each with its own character. One of these enjoys air conditioning and a hidden en-suite, concealed behind a door within the fitted wardrobes. Inside, there is a WC, wash hand basin and shower, creating a private and practical space that feels both clever and discreet.

Another bedroom is especially generous in scale and is currently used as an office and movie room. A built-in ceiling projector and pull-down screen transform it into a private cinema, while air conditioning, recessed lighting and a circular port-style window create a space that is as practical as it is atmospheric. Finished with wooden flooring, it is

as suited to work as it is to leisure, and would equally serve as a striking bedroom. Given its proportions, it could be reimagined as an alternative principal suite with the addition of a further en-suite, or even divided into two bedrooms, offering remarkable flexibility for future needs.

The remaining double bedroom is light and versatile, well-suited as a guest room, nursery or peaceful study.

The house bathroom is finished with a calm, contemporary palette. Grey tiled flooring contrasts with beige tiled walls, creating a warm yet modern feel. Recessed lighting keeps the space bright, while a window adds natural daylight. A floating vanity sink gives a sleek, uncluttered look, paired with a bath, toilet and separate shower. It is a bathroom designed to be both practical and restful, serving everyday routines with quiet sophistication.



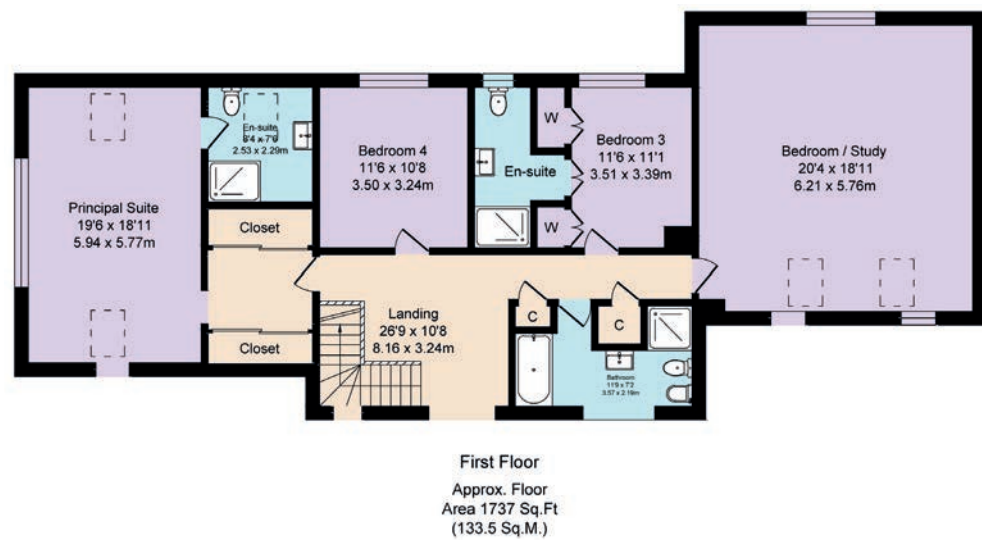
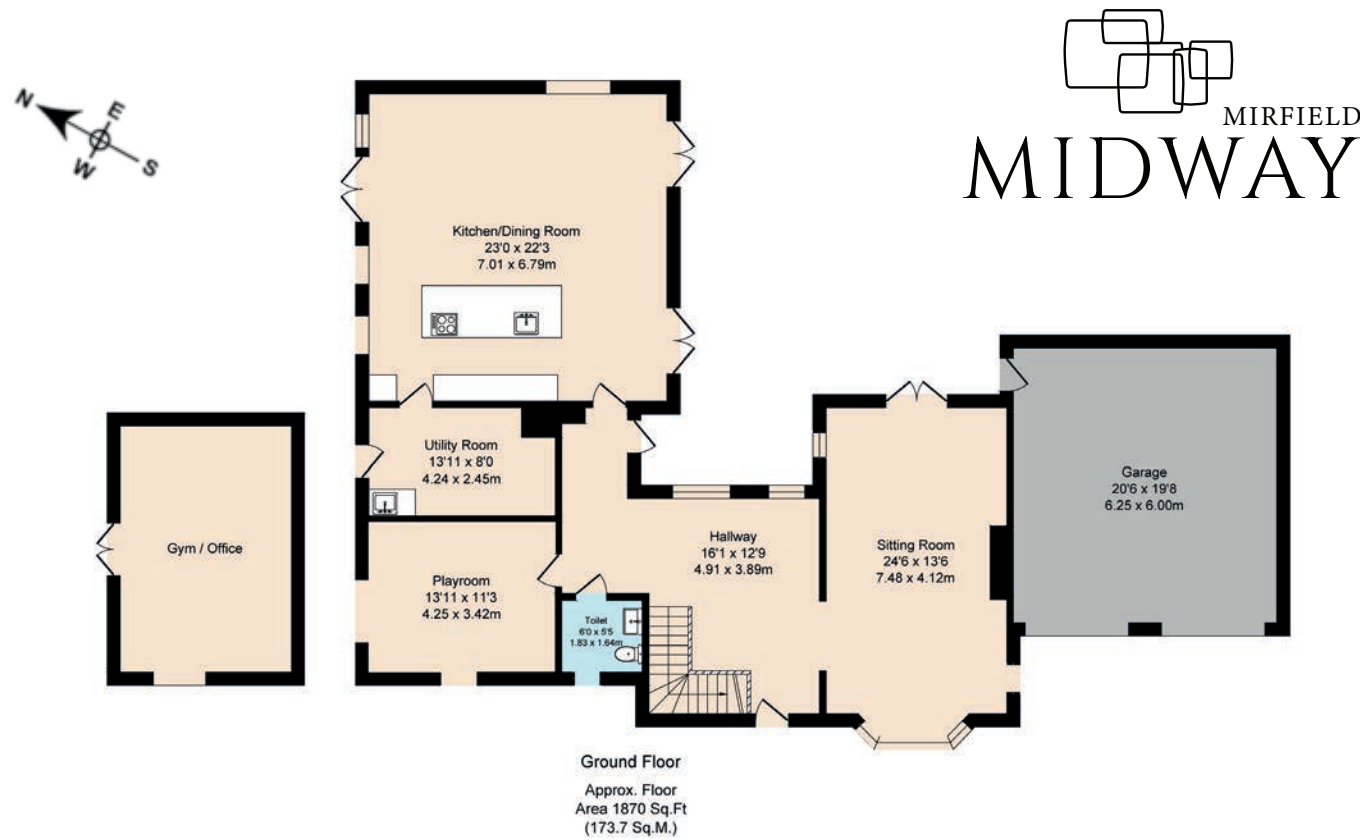
GARDENS & GROUNDS

*“We often find ourselves out here,
coffee in hand or evening drink
nearby. It feels like an escape
without leaving home.”*

The gardens at Midway are as carefully considered as the interiors. Wrapping gracefully around the rear of the home, they create a true sense of privacy and retreat. To the left, mature trees and established planting provide natural shelter and a backdrop that changes colour and character with each season. Here, dappled shade offers a cool refuge in summer, while autumn sets the leaves ablaze with golds and russets.

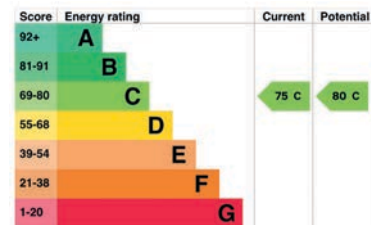
The main lawn stretches south-facing across the back of the home; broad and welcoming. It is ideal for play, relaxation or entertaining, with ample space for outdoor furniture. From here, the eye is drawn beyond the garden to wide open countryside, with fields and distant ridgelines unfolding softly into the horizon.

Tucked into one corner is a charming wooden hut-style retreat, perfect for evening drinks, quiet reading or intimate gatherings with friends. Subtly lit, it glows warmly after dusk, casting soft light that makes the space feel both intimate and inviting. Its natural character blends seamlessly with the mature planting, giving the garden personality and a true sense of escape.



Total Approx. Floor Area 3307 Sq.ft. (307.2 Sq.M.)

Surveyed and drawn 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

- 4 or 5 double bedrooms
- 3 bathrooms
- Large entrance hall
- Open plan modern SieMatic kitchen
- Hidden utility room
- Underfloor heating throughout
- Gym & office outbuilding
- Private gardens
- Double garage
- Detached home
- Private gardens

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Tesco Express in
Mirfield town centre (4
mins drive)



CHEMIST:
Boots in Mirfield town
centre (15 mins walk)



GYM:
Roy Ellam's Premier Health
Club (4 mins drive) & MP Fit
Birstall (15 min drive)



WALK:
We like to walk at the old golf
course or along the canal



PLACES TO EAT:
Spice of Bengal (Indian);
or Capri (Italian)



TAKEAWAYS:
Spice of Bengal (Indian);
China Garden (Chinese)



PUB:
The Dusty Miller;
The Old Colonial



PUBLIC TRANSPORT:
Bus to Huddersfield or Leeds from
Huddersfield Road; Train from Mirfield
station to Manchester, Huddersfield,
Leeds & London



LOCAL SCHOOLS:
Crowlees Junior & Infant
School (Outstanding); Castle
Hall Academy or Mirfield Free
Grammar (Good)



POI:
Ponderosa; National Coal
Mining Museum; Yorkshire
Sculpture Park

MIRFIELD
MIDWAY

Midway, Pinfold Lane, Mirfield WF14 9JA

presented by



WHAT3WORDS: [general.perplexed.parts](#)

To view Midway
Call: 01423 225121
WhatsApp: 07398 748511
Email: hello@mrandsmrchild.com