



MIDDLETON
HOUSE

LIVERSEGE



Set back from the road behind a gated driveway, Middleton House dates back to the 1840s and has been thoughtfully extended to combine period character with modern comfort. Original features remain central to its identity, while the layout supports practical, everyday living. It is a home equally suited to family life and entertaining. The sense of arrival is immediate. Balanced proportions lead into a welcoming front vestibule, offering a practical space for coats and boots before the home opens directly into the kitchen. With four bedrooms, four bathrooms and three reception rooms, the accommodation is generous and versatile.



THE HEART OF THE HOME

Beyond the vestibule, the dining kitchen forms the centre of the home. Shaker style cabinetry in warm timber tones is paired with granite work surfaces and tiled flooring, creating a space that is both durable and inviting. Wide windows above the sink draw in natural light, giving the room a bright and open feel. Storage is integrated at both base and full height level, keeping the space organised and efficient. Appliances are well positioned, and the proportions allow the room to function comfortably for cooking and gathering. A separate utility and boot room sit close by, along with a ground floor shower room and WC. There is also potential to convert the utility into a ground floor bedroom, with the benefit of the adjacent shower room.

“The kitchen has always been the hub of activity from morning breakfasts to large family gatherings.”





“It’s our favourite room in every season. The fire in winter and the connection to the garden in summer make it feel special all year round.”

WHERE DAILY LIFE UNFOLDS

From the kitchen, the living spaces connect naturally while maintaining their own character. The living room centres around a feature fireplace with an elegant surround and detailed overmantel. Decorative cornicing and period detailing enhance the room, while wooden flooring adds warmth. A glazed door opens directly to the garden, allowing light to flow in and creating a strong connection between inside and out.



A second sitting room provides a quieter setting and is currently used as a study. Well proportioned and calm, it is ideal for reading or focused work. A feature fireplace adds character, while wooden flooring continues the sense of continuity. The garden facing window brings in natural light, and a built-in window seat beneath offers a comfortable place to sit and enjoy the outlook.



“I’ve always enjoyed working from this room - it’s wonderfully peaceful watching and listening to the birds in the garden.”

*“It makes every dinner feel like an occasion,
even in the middle of the week.”*



At the front of the home, the dining room offers a more formal setting. Wooden flooring runs throughout, and a feature fireplace with a traditional mantel forms a natural focal point. Decorative cornicing and ceiling detail add refinement. Built in shelving and concealed cabinetry provide storage while preserving the room's symmetry. A deep front facing window ensures the space remains bright.

The proportions suit both everyday meals and larger gatherings.



CALM & COMFORTING BEDROOMS

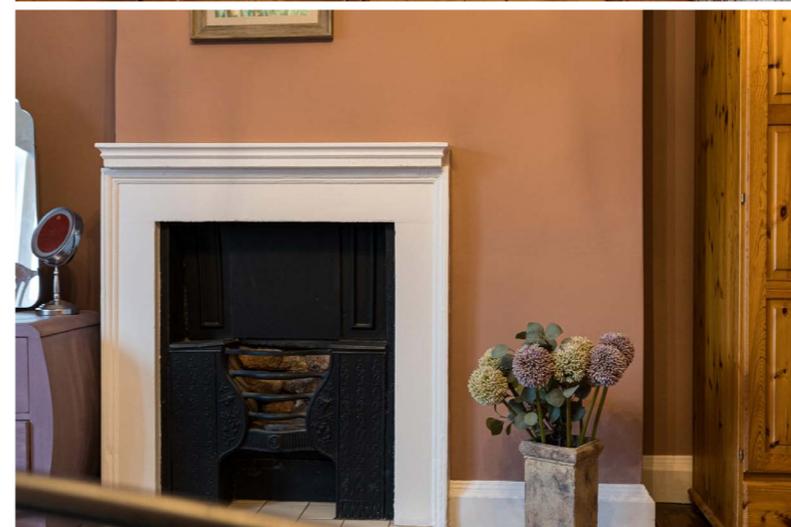
The principal suite occupies the top floor, offering privacy and separation from the rest of the home. Set beneath character beams, the room is generous in scale. Wooden flooring runs throughout and built-in wardrobes provide practical storage. A brick arch framing the window adds architectural interest. The en-suite shower room is finished with blue mosaic tiling, introducing colour and texture.



“We’ve always enjoyed having our bedroom on the top floor, it feels like a sanctuary.”

“Each room is well proportioned. It never feels like anyone has the spare room.”

On the first floor, three further double bedrooms of equal size continue the theme of comfort and individuality. Two south-facing, enjoying excellent natural light, one of which features a walk-in wardrobe and en-suite bathroom. The continuity of wooden flooring and period charm flows through to the final bedroom which benefits from views over rolling green fields and beyond.



A SPACE TO SOAK & RESTORE

The house bathroom combines period detail with bold design. Dark wooden floorboards provide warmth underfoot, while a navy blue stand alone roll top bath creates a strong focal point. Dark blue square tiles frame the bathing area, adding depth and definition. An original fireplace remains in place, giving the room distinctive character. The space works equally well for everyday routines and longer evenings of relaxation. Across the home, four bathrooms in total ensure flexibility for residents and guests.

“It feels more like a private retreat than a bathroom. It was seeing this room that made us fall in love with the home.”



GARDENS & OUTDOOR LIVING



The south-facing rear garden provides a private setting for outdoor life. Lawned areas and defined seating spaces offer flexibility throughout the seasons. A paved terrace supports outdoor dining and summer gatherings, while quieter areas allow space to unwind. The gated carriage driveway to the front provides secure parking and completes a home that balances character, space and practicality.



Ask the Owners

WHERE DO YOU GO WHEN YOU NEED..



BEST WALK

There's a lovely walk onto the fields behind the home



TAKEAWAYS

Lots available in the area offering all types of cuisines



RESTAURANT

Casa Luli is a great Italian (12 min walk)



PINT OF MILK

One Stop (1 mile)



SCHOOLS

Headlands C of E Junior Infant & Nursery School (Good)
Spenn Valley High School (Good)



LOCAL PLACES OF INTEREST

Ponderosa Zoo is great for children and there are many walks including to Robin Hood's Grave which is nearby



PUBLIC TRANSPORT

Bus: services run regularly into Huddersfield & Leeds (1 min walk);
Train: Leeds, Manchester & direct to London from Mirfield (12 min drive)



CHEMIST

Shah's Pharmacy (1 mile)



LOCAL PUB

The Cross Keys (1 min walk)

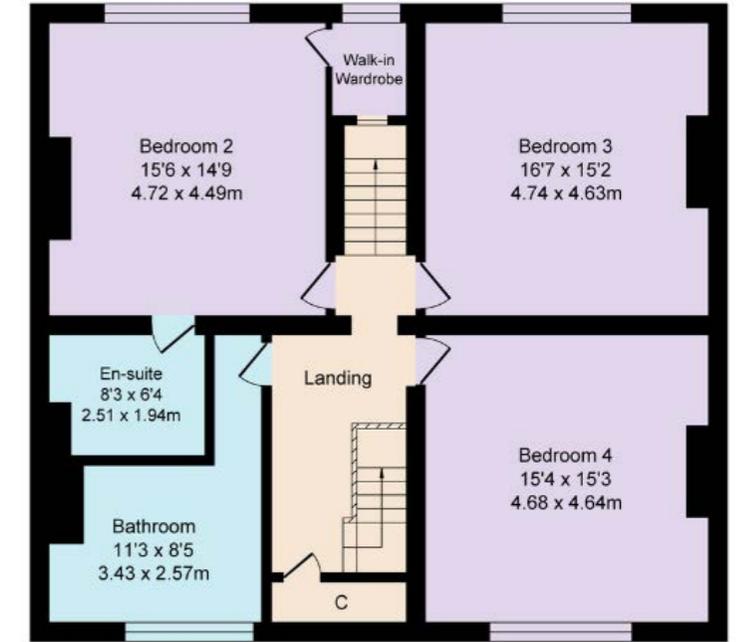
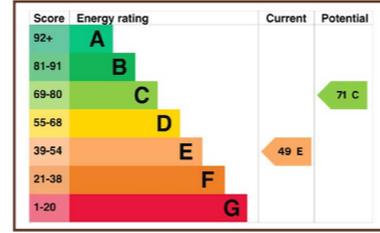


GYM

KAL - Spenn Valley Leisure Centre
(1 mile)

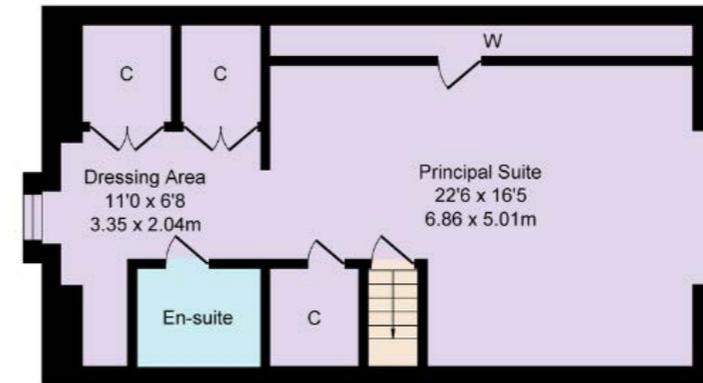
FINER DETAILS

- Stone detached family home
- 4 large bedrooms
- 4 bathrooms, including ground floor shower room
- 3 large reception rooms
- Period features throughout
- Potential to create downstairs bedroom
- South-facing garden
- Carriage gated driveway
- Within catchment for Heckmondwike Grammar School
- Close to commuter links
- Mains services



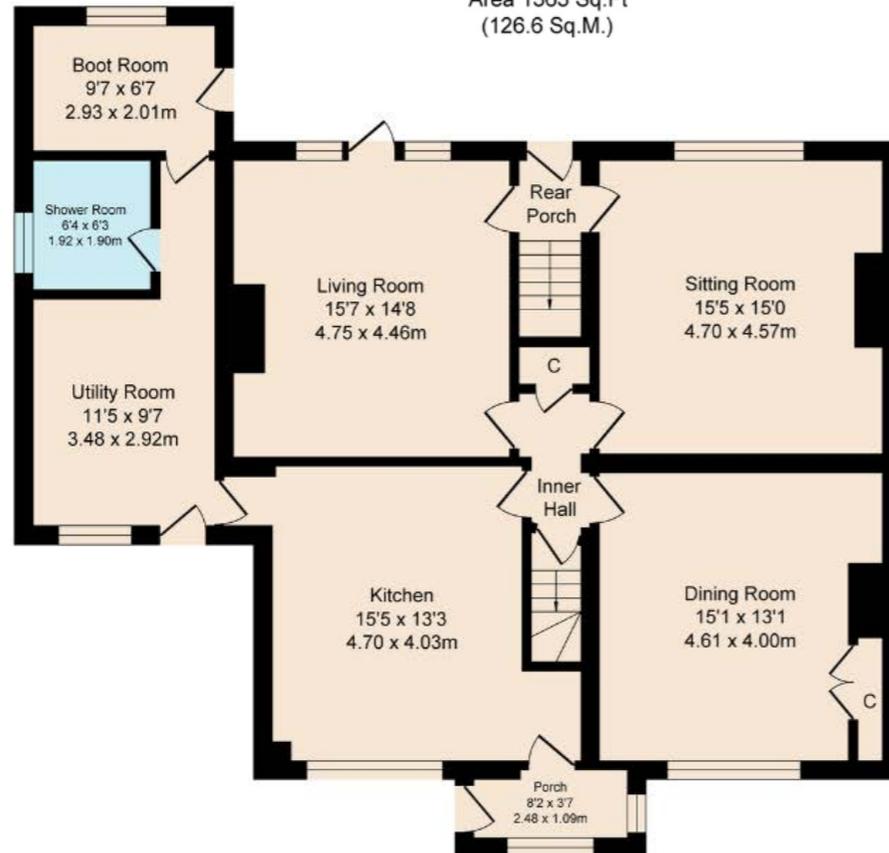
First Floor
Approx. Floor Area 1099 Sq.Ft (102.1 Sq.M.)

Total Approx. Floor Area 3346 Sq.ft. (310.9 Sq.M.)

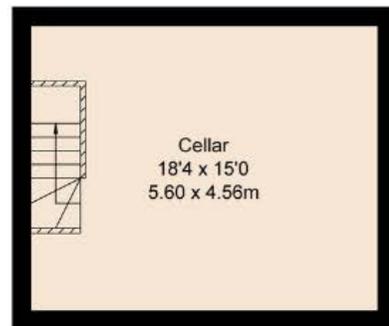


Second Floor
Approx. Floor Area 610 Sq.Ft (56.7 Sq.M.)

Ground Floor
Approx. Floor Area 1363 Sq.Ft (126.6 Sq.M.)



Lower Ground Floor
Approx. Floor Area 274 Sq.Ft (25.5 Sq.M.)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

MIDDLETON HOUSE

L I V E R S E D G E

Middleton House, 281 Halifax Road, Liversedge, West Yorkshire, WF15 6NE



WHAT3WORDS: [///august.daring.admits](https://www.what3words.com/#!/en-gb/august.daring.admits)

Mr
&
Mr Child

— Quintessentially Different —

To view Middleton House

Call: 0113 460 1827

WhatsApp: 07398 748511

Email: hello@mrandsrchild.com