



Applegate  
Properties



- Impressive period property
- Five Bedrooms
- Over three levels
- Extensive gardens and parking

**Lamma Well Road, Holmfirth, HD9 2SP**

**Offers in the region of: £575,000**

An extremely spacious and characterful five bedroom bay fronted property with extensive gardens occupying enviable elevated position on the edge of popular Holmfirth.





## PROPERTY DESCRIPTION

Commanding stunning valley views and standing on large gardens is this most impressive and attractive period property. Affording very spacious and versatile accommodation arranged over three floors which includes five bedrooms, two bathrooms and numerous reception spaces, the property may well suit the needs of the larger family.

Including a wealth of character throughout, this most intriguing property is situated on the edge of stunning countryside and occupies a pleasant rural position yet is only a short drive from the varied and popular shops, restaurants, and amenities of thriving Holmfirth as well as regraded nearby schooling. Having gas central heating the accommodation comprises: Hallway with grand staircase, Sitting Room with feature log burning stove in a mantel shelf and walk-in bay window, spacious rear Study/Snug with feature fireplace, Rear entrance lobby with Utility store and Cloaks/w.c., steps up to a spacious Dining Kitchen with French doors to side garden and lower level sun room with further double doors and elevated views. Stairs lead from The Hallway down to a large Basement which includes a generous room currently used as an artist's studio/ pottery workshop with further Utility Room and door to garden. This area offers a host of uses and further potential accommodation (subject to relevant consents).

To the First Floor a spacious landing with glazed loft hatch giving access to spacious attic space with light tunnel, five bedrooms, the Principal being split level and of a generous size with access to En suite Bathroom and further House Bathroom furnished with a three piece white suite.

Externally, the property has a paved frontage with access to a delightful side garden with useful shed, front raised seating area, steps down to well stocked lawned gardens with ornamental pond and further steps to generous vegetable garden, green houses, potting shed and parking. Access via a side double gate.

EPC: C  
Tenure: Freehold  
Council Tax: F

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



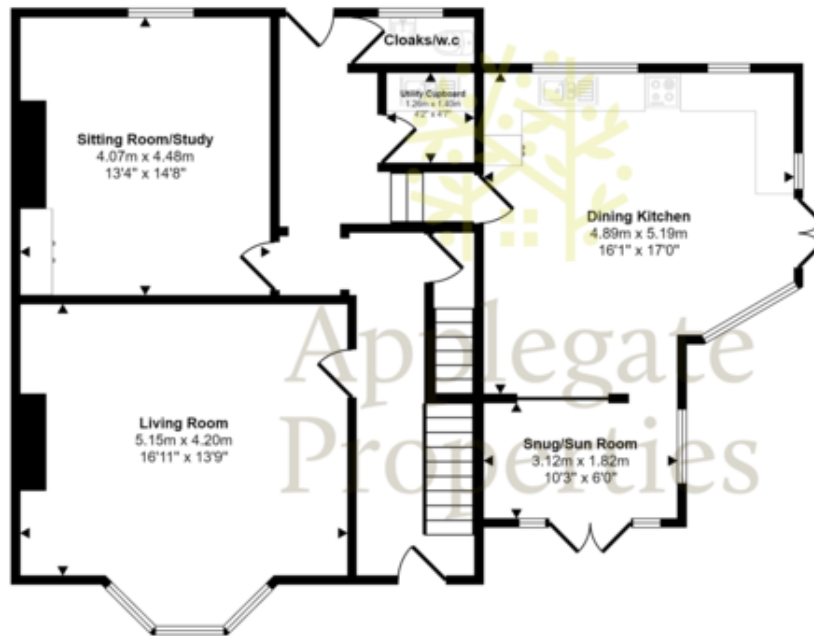
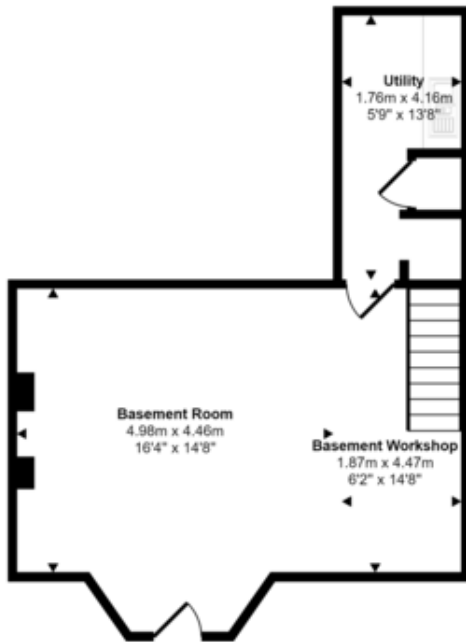








Approx Gross Internal Area  
225 sq m / 2417 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED