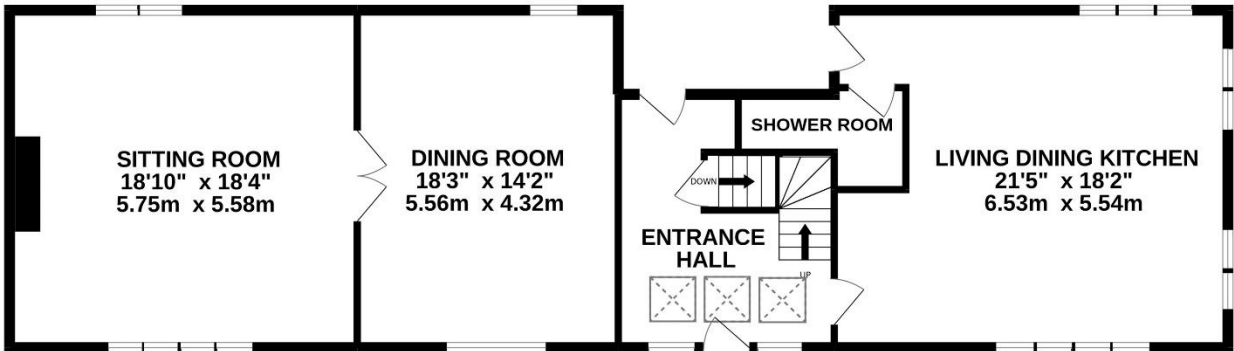


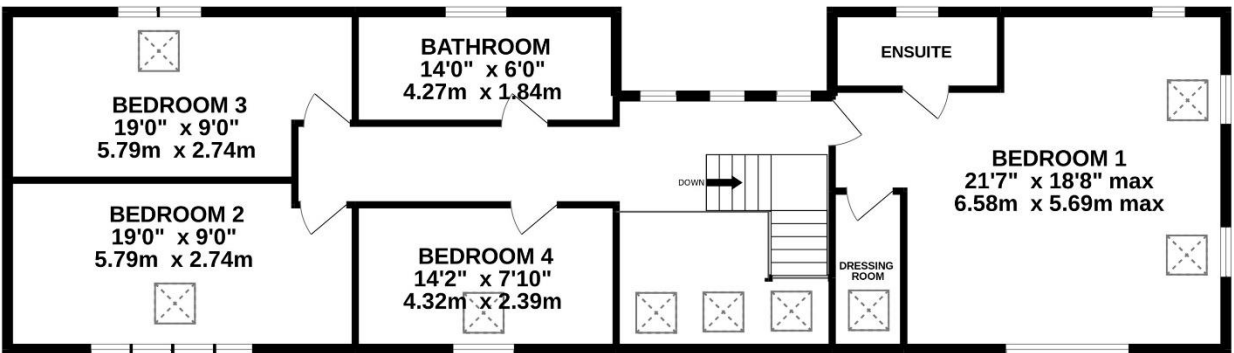


LOW FARM COTTAGE, LODGE LANE, LIVERSEDGE, WAKEFIELD, WF15 7PQ

GROUND FLOOR



1ST FLOOR



LODGE LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A VERY LARGE BEAUTIFULLY PRESENTED AND SUPERBLY BUILT FAMILY HOME WITH ASTONISHING VIEWS OUT OVER LARGE GARDENS IN A REMARKABLE LOCATION SERVED BY THE NEIGHBOURING FARM AND THE COTTAGE ITSELF. THIS STUNNING FAMILY HOME MUST BE VIEWED TO BE FULLY APPRECIATED. WITH DRIVEWAY, GARDENS, AND REMARKABLE VIEWS, THE ACCOMMODATION BRIEFLY COMPRISES:

Superb galleried entrance hall with glazed doors out to a patio and gardens, large sitting room with fabulous fireplace, large dining room, huge kitchen with superb Aga, views to three sides, entrance lobby, downstairs w.c./shower room, large basement cellar/workroom, galleried first floor landing with long-distance views, four bedrooms, all being impressive, with bedroom one being particularly large and having a dressing room and en-suite shower room. Levelled lawned gardens enjoy stunning long distance rural views, and there is a stone flagged driveway/parking area. A gently run family farm, the home is approached over a long-shared lane yet is superbly placed for the commuter with major roads and commuting roads being just a short distance away.

Offers Around £730,000

ENTRANCE

A polished timber door gives access through to the entrance hallway.

ENTRANCE HALL

This entrance hall hallway is an impressive space within the property, there is a bank of three glazed windows with the central panel being a door and with matching glazed panels over giving a fantastic view out over the property's stone flagged terrace, gardens, and wonderful views beyond. The entrance hall sets the scene in terms of style and quality. It has a wonderful galleried first floor landing, and double-height ceiling with chandelier point. Once again, windows to both the front and rear, three windows to the farmyard, and three Velux windows to the view side. The oak staircase is particularly impressive and there is a doorway beneath the staircase that gives access down to the large cellar/basement. See floor layout plan. A timber and glazed door leads through to the dining room.





DINING ROOM

Measurements – 18'3" x 14'2" (5.56m x 4.32m)

This, as the floor layout plan suggests, is of a particularly huge size. It has windows to both the front and rear. The windows to the view side give spectacular long-distance views out over the gardens and beyond. The room has five wall light points and a central ceiling light point. A bank of oak glazing, with twin central doors, lead through to the sitting room.



SITTING ROOM

Measurements – 18'10" x 18'4" (5.75m x 5.58m)

A wonderful room, once again, with windows to the front and rear, stunning views out over the gardens and beyond, four wall lights, a central ceiling light point, and a beautiful antique brick fireplace. This with raised stone flagged hearth has a timber beam within, and all is home for a large log-burning cast-iron stove with twin glazed doors. Across the hallway, a door leads through to the fabulous dining/living kitchen.



DINING LIVING KITCHEN

Measurements – 21'5" x 18'2" (6.53m x 5.54m)

This, as the photographs suggest, is of a particularly large size. It has windows to three sides providing a huge amount of natural light and far-reaching views. There is inset spotlighting to the ceiling, a full wealth of units being to high and low level, with a large number of working surfaces and integrated two-and-a-half bowl sink unit with mixer tap over. There is an integrated fridge, integrated dishwasher, and there are also glazed display cabinets. The dominant feature is the fabulous, coloured, Aga. This, of a four-oven design, has the usual chrome hot plates and a further four-ring gas hob to one side. There is an attractive tiled splashback.





DOWNSTAIRS SHOWER ROOM

An everyday entrance lobby gives direct access into the farmhouse-style kitchen. Off here is a shower room. This room is of a good size and is fitted with a low-level W.C, wash hand basin, and good-sized shower cubicle. There is ceramic tiling, spotlighting, an extractor fan, and an obscure glazed window.



CELLAR

From the entrance hall there is staircase leading down to the very deep and large basement cellar, this is currently used for storage, hobby and utility space but has the potential to be home cinema, games area and the like subject of-course to the necessary consents.



STAIRCASE

The staircase, as described, turns and rises to the galleried first-floor landing. This gives spectacular views, once again, out over the property's gardens and beyond. Three other windows give a view out towards the farmyard side.



BEDROOM ONE

Measurements – 21'7" x 18'8" (6.58m x 5.69m)

A large double bedroom again with stunning views. The windows are to three sides, and there are two Velux windows, a huge amount of inset spotlighting, and the room is presented particularly well.





DRESSING ROOM/ WALK IN WARDROBE

With beam, inset spotlighting and Velux window, attractive flooring, and hanging rails, wardrobes, and hat shelving.

EN- SUITE SHOWER ROOM TO BEDROOM ONE

Fitted with a large multi-jet high-quality shower system within the shower, low-level W.C, pedestal wash hand basin, ceramic tiling to the two-thirds height, beam, extractor fan, inset spotlighting, and obscure glazed window. Across the galleried landing there are three other good-sized bedrooms.



BEDROOM TWO

Measurements – 19'0" x 9'0" (5.79m x 2.74m)

This double room enjoys a stunning view out over the property's gardens and beyond courtesy of a bank of four mullioned windows, a further Velux window, and a beam to the ceiling.



BEDROOM THREE

Measurements – 19'0" x 9'0" (5.79m x 2.74m)

Positioned to the rear of the room with twin windows, Velux window, beam to the ceiling, and central ceiling light point.



BEDROOM FOUR

Measurements – 14'2" x 7'10" (4.32m x 2.39m)

A most attractive room, the smallest in the house, yet a good-sized room with three mullioned windows, Velux above, and stunning views.



HOUSE BATHROOM

Measurements – 14'0" x 6'0" (4.27m x 1.84m)

The property's house bathroom is particularly large. It has ceramic tiling to the floor and to the two-thirds height, an obscure glazed window, Velux window, beam to the ceiling, double-ended bath, low-level W.C, pedestal wash hand basin, inset spotlighting, and all presented to a high standard.



EXTERNAL

The property occupies an unusual location being part of a former family farm. This cottage is, indeed, a very large property enjoying a spectacular corner of the farmyard where views out over the lovely garden and neighbouring agricultural fields can be enjoyed from all the principal rooms. There is a long lane leading down to the farm, and the driveway turns from the farmyard to the property's individual driveway. This is flagged and provides a huge amount of parking and turning space and could, subject to the necessary consents, provide space for a garage/outbuilding. It should be noted that the neighbouring farm is run in a gentle manner and is principally used for the storage of materials and machinery rather than full-scale livestock.







ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act

and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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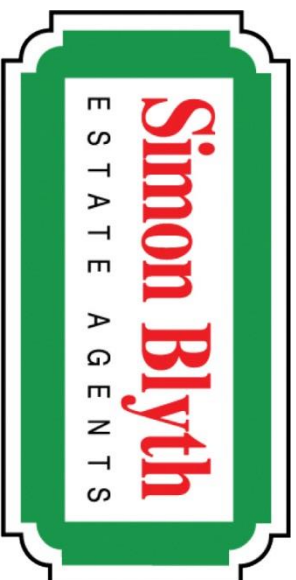
Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 05/03/2025



PROPERTY VIEWING NOTES



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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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