



Greengate Knoll, Sandy Lane, South Crosland, Huddersfield, HD4 7BX

Asking Price £875,000

**bramleys**



A unique opportunity has arisen to purchase this spacious Grade II former farmhouse and barn. Converted in the 1970's into a family home with adjacent entertainment space, the property provides approximately 3,200 sqft of accommodation which is accessed via a sweeping driveway and has to be viewed to be appreciated.

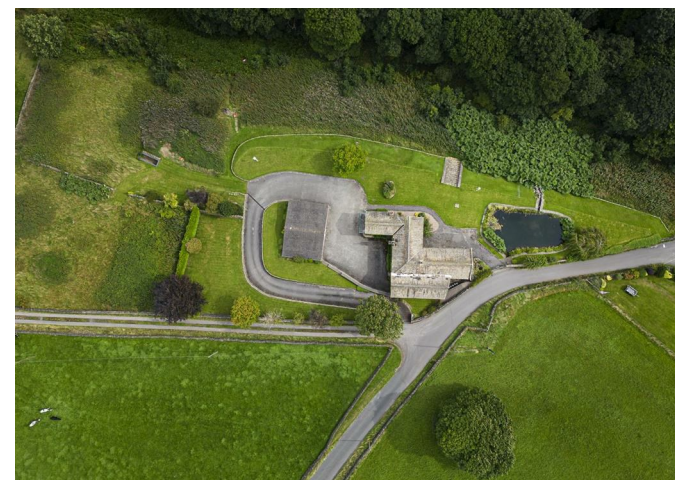
With 5 good sized bedrooms, the property also provides 2 reception rooms, one of which is on the first floor and enjoys far reaching views through 2 large picture windows and patio doors with balcony. The attached barn was converted into an entertainment space with a large fireplace, wood flooring, bespoke bar area and minstrel gallery above. This area could be refurbished to provide a modern entertainment area, or alternatively could be used as an additional reception room.

Externally, the formal gardens and land extend to approximately 3.61 acres and provide superb far reaching views towards Castle Hill and beyond. With a large pond, lawns, shrub land, off road parking for 6+ vehicles, together with an integral garage and further garage block/workshop. Currently requiring a programme of modernisation and improvement works, the property provides ample living space, storage space and gives the discerning buyer the potential to create an amazing property in this quiet, picturesque area that is South Crosland.

Providing a semi-rural position, with access to the amenities nearby in Crosland Moor and Meltham, whilst also being a short drive from Huddersfield town centre, this property will appeal to those looking for a quiet base with good commuter links.

Only by an internal inspection can one truly appreciate the position, potential and space this property and its gardens provide.

Energy Rating: F









## GROUND FLOOR:

Enter the property via a timber and glazed entrance door into:-

### Entrance Hall

Where there is a central heating radiator and a cast iron balustrade staircase with built-in under stair store cupboard.

### Lounge

18'1" x 14'3" (5.51m x 4.34m)

Fitted with a central heating radiator, uPVC double glazed window with window seat beneath, marble fireplace and ceiling coving. A concealed door leads through to the adjacent barn.

### Barn/Entertainment Room

27'4" x 18'2" (8.33m x 5.54m)

Being open to the full roof height with a wealth of exposed beams and trusses with minstrel gallery above and fitted with spindle rail balustrade. This room also features a bespoke bar with mirrored back and fluted panels, 2 large central heating radiators and large feature stone chimney breast with inglenook, housing the cast iron open grate.

### Cloakroom/WC's

12'8" x 8'8" (3.86m x 2.64m)

Currently utilised as toilets for the self-contained barn and comprises 2 separate cubicles with low flush toilets and twin vanity wash bowls. There are also uPVC double glazed windows, fully tiled walls and floors and 2 central heating radiators. Access can also be gained into a small storage room.

### Dining Kitchen

13'0" x 16'5" (3.96m x 5.00m)

Comprising wall and base cupboards, a ceramic hob with double oven and grill and an inset twin bowl stainless steel sink unit with mixer taps and side drainer. There are also 2 central heating radiators, a rear access door and uPVC double glazed windows provide a wooded aspect to the front elevation.

### Inner Hallway

### Utility Room

13'6" x 10'8" (4.11m x 3.25m)

With space and plumbing for a washing machine and built-in storage cupboards. A door gives access to the garage.

### Integral Double Garage

29'3" x 9'9" (8.92m x 2.97m)

There is an up and over door, a central heating radiator and part quarry tiled flooring. An access door leads to the walk-in boiler room.

## FIRST FLOOR:

### Landing

Fitted with 2 wall light points. A concealed door gives access to the adjacent barn/entertainment room.

### Master Bedroom

19'9" x 13'4" (6.02m x 4.06m)

A spacious master suite which is fitted with 2 central heating radiators, 2 uPVC double glazed windows, ceiling coving and access into the en suite.







### En Suite Bathroom

Fully tiled to both the floor and walls and furnished with a 4 piece suite comprising low flush toilet, bidet, vanity wash basin with cupboards beneath and deep sunken whirlpool bath. There is also a central heating radiator and a uPVC double glazed window.

### Bedroom 2

16'10" x 12'0" (5.13m x 3.66m)

Situated to the front of the property with outstanding views via 2 uPVC double glazed windows. There are also 2 central heating radiators, a corner shower cubicle with body jets and adjacent vanity wash basin with cupboards and drawers beneath.

### Bedroom 3

13'0" x 10'7" (3.96m x 3.23m)

Fitted with a central heating radiator and uPVC double glazed window benefitting from rural views.

### Bedroom 4

14'5" x 9'4" (4.39m x 2.84m)

Situated to the front of the property, being fitted with a central heating radiator and uPVC double glazed window.

### Bedroom 5

14'5" x 8'7" (4.39m x 2.62m)

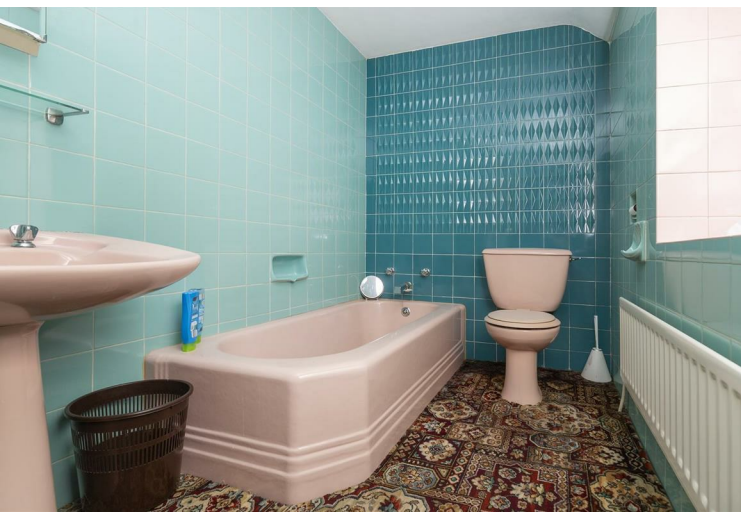
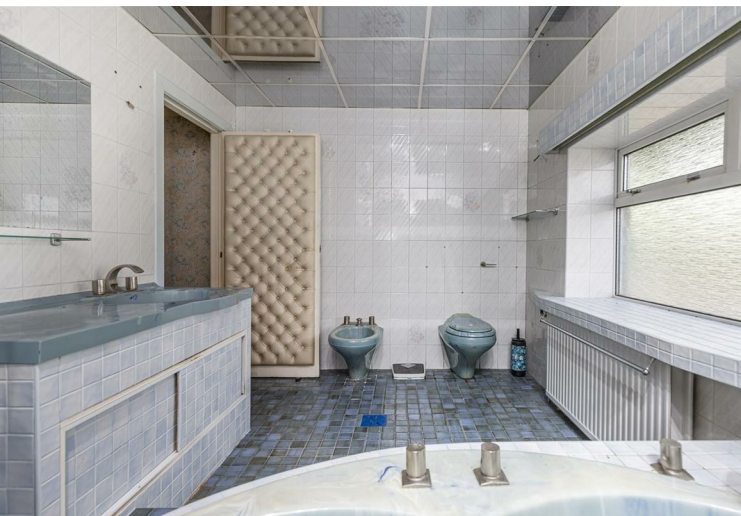
Peacefully situated to the front of the property, fitted with a central heating radiator and uPVC double glazed window.

### Bathroom

Fully tiled to the walls and furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and ceramic bath. There is also a central heating radiator and uPVC double glazed windows.

### Galleried Landing

A concealed doorway from the main landing leads through to



the barn at first floor level which has a minstrel gallery above the barn displaying a wealth of exposed beams and trusses. Situated at the end of the landing is a door which leads in to the first floor sitting room.

### Sitting Room

39'3" x 12'8" max (11.96m x 3.86m max)

A superb additional reception room which is fitted with full with sliding patio doors to the side giving access to the balcony which has wrought iron balustrades and gives direct views towards Castle Hill and Emley Moor. There is a feature stone fireplace housing the gas and coal effect fire with cast iron grate, beam effect ceiling, 3 central heating radiators and uPVC double glazed windows to front elevation.

### OUTSIDE:

To the front of the property a wrought iron entrance gate gives access to a section of driveway, a large garden pond and side lawned gardens. The main driveway to the property comprises of a twin stone pillared entrance with adjacent Victorian style lamp stand and leads to the sweeping tarmac driveway which descends to a courtyard area which provides ample off road parking for 6+ vehicles. There is a large detached garage block/workshop, extensive gardens with a variety of shaped lawns with mature trees, bushes and shrubs, Victorian style lamp stands and central circular raised flowerbeds. The rear garden enjoys particularly pleasant panoramic views over adjacent countryside and beyond towards Castle Hill and Emley Moor.

### Detached Garage

39'6" x 27'9" (12.04m x 8.46m)

Fitted with 2 separate double width up and over doors, quarry tiled flooring, plumbing for a washing machine, power and light points, inset stainless steel sink unit with twin bowls, mixer taps and side drainer and 2 uPVC double glazed windows.



### Workshop/Garden Store

19'2" x 12'6" (5.84m x 3.81m)

Another spacious storage area which is fitted with power/light points and houses the central heating boiler.

### PLEASE NOTE:

The property is a Grade II Listed building and we are aware that there are uPVC double glazed windows installed at the property which is in contravention of Listed building consent.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Castlegate (A62) turning right onto Manchester Road next to Kirklees College. At the traffic lights next to The Bridge Public House, continue straight ahead staying on Manchester Road and at the junction, take the left fork onto Blackmoorfoot Road. Stay on this road and upon reaching The Sands House, take the left hand turn onto Sands House Lane which will then become Sandy Lane. Follow this road around and the property can be found on the left hand side clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
 Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			64
EU Directive 2002/91/EC			

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