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CARTGATE FOOT FARM

BURNT PLATTS LANE ~ SLAITHWAITE ~ HUDDERSFIELD ~ HD7 5UZ

OFFERS REGION

£610,000

This fabulous Grade II listed rural residence was one of the most imaginative projects undertaken by a renowned local developer around 15 years ago. It is the conversion of two stone built Pennine cottages and barn turning them into the fantastic semi-detached property you see today. The location is stunning situated high upon the hillside above Slaithwaite along a lane that leads to just a scattering of wonderful Pennine farmhouses and cottages that take in some magnificent panoramic views over the surrounding countryside, farmland and Pennine hills. Internally, this enviable home is bursting with character having exposed beams and roof timbers, feature stonework walls, wood burning stove in the Lounge, 'Z' braced internal wood doors, mullioned windows, the list could go on therefore we highly recommend you come and see it for yourself to fully appreciate the quality, character, size, and position of this wonderful home. Externally, electrically operated gates open to ample parking, stone built double garage, and extensive gardens.

Accommodation:

GROUND FLOOR

A timber and glazed entrance door with surrounding glass panels set into the former arched barn opening leads into:-

Reception Hall

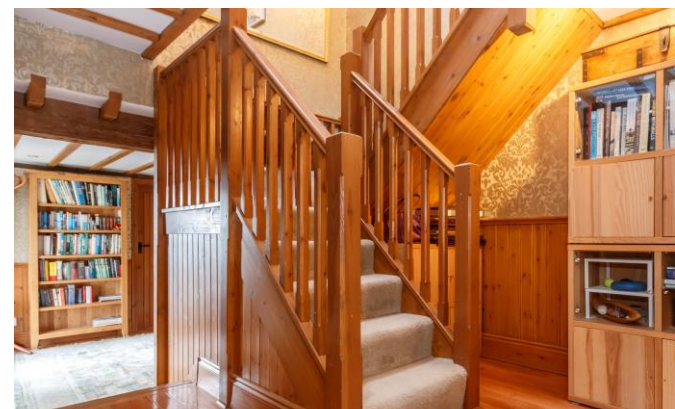
A good-sized reception area with oak flooring, matching wainscoting to dado height, exposed beams and spotlights to the ceiling, stonework features, and a useful under stairs storage cupboard. Steps rise to an 'L' shaped inner hall which has a continuation of the oak flooring and matching wainscoting, beamed ceiling, window to the rear, and return staircase rising to the first floor with wooden balustrading, handrail and newel posts.

Cloakroom

Fitted with a white suite comprising a low flush w.c. and corner wash basin with mixer tap. There is oak flooring, part tiled walls, window to the rear, extractor fan, and ceiling spotlights.

Lounge

A door off the reception hall gives way to a short set of stairs with spindled balustrade leads down to this generous sized lounge which is in two halves making this a very flexible area ideal as a family room, teenage den or even an additional bedroom if required. The main focal point is the 'Minster' style stone fireplace with matching hearth and mantel and a brickwork back. There are windows to the side and front providing superb views and a timber door leading out to the garden. The lounge also has a beamed and angled ceiling.





Study

With window to the rear, fitted book shelving, exposed beams and ceiling spotlights.

Sitting Room

This fabulous reception room has a bank of mullioned windows to the front offering far reaching views. There is a wood burning stove set into the chimney breast with stone mantel and hearth. The good sized sitting room also has exposed beams.

Dining Kitchen

A fantastic kitchen fitted with a range of handmade wall, drawer and base units having marble work surfaces over incorporating a twin bowl Belfast sink with mixer tap. There is a matching island with 'butcher's block' work surface and ample storage beneath. You will find a 'Rangemaster' electric range cooker with induction hob set into a stonework surround incorporating an extractor hood over the cooker. Other integrated appliances include a dishwasher and fridge/freezer. There are mullioned windows to the front providing far reaching views, and additional windows to the side and rear all having handmade shutters. This hub of the home also has ample space for a dining suite, beamed ceiling, exposed timbers, and stonework feature wall.





Utility Room

Fitted with wall and base units to match those of the kitchen with the same marble work surface incorporating a 'Belfast' sink with mixer tap. There is plumbing for a washing machine, and a newly installed oil-fired combi boiler is housed within a cupboard. Beamed ceiling, Westmorland floor tiles, and mullioned windows to the rear with bespoke shutters.

FIRST FLOOR

Landing

Having a continuation of the timber balustrading and handrail overlooking the reception hall below. This spacious landing has a window to the rear, heritage roof window, beamed ceiling with spotlights, and exposed stonework.

En Suite Wet Room

Recently fitted with a modern low flush w.c. and wash basin on vanity unit with drawer beneath. There is a Grohe shower system, tiled floor and walls, ceiling spotlights, heritage roof window, shaver socket, and access to ample eaves storage.



Master Bedroom

A good sized double room with mullioned windows to the side offering rural views, a further window to the rear, fitted 4 door wardrobes, and exposed beam.



Bedroom 2

This is actually the largest bedroom with mullioned windows and extensive views to the front, superb roof timbers on display including the main Queen post roof truss, and there is a fitted 3 door wardrobe.



Bedroom 3

Another double bedroom with windows and stunning views to the front and side. Exposed beam and ceiling spotlights.

Bedroom 4

This bedroom is perhaps more suitable for a child as there is a sloping ceiling with some limited head height. It has a heritage roof window, ceiling spotlights, and exposed stonework.

House Bathroom

Fitted with a traditional style suite comprising a 'slipper' bath on clawed feet with telephone style tap and hand-held shower head over. There is a wash basin on an ornate cast iron stand, low flush w.c., and a shower enclosure with mains thermostatic shower over. The bathroom also has marble tiled walls and floor, a ladder style radiator/towel warmer, heritage roof window, ceiling spotlights, and enhancer lighting behind the lower exposed beam.



Outside

Externally, electrically operated gates open to ample parking for several vehicles, a stone built double garage with electric doors, large timber shed, stone flagged area to the rear of the property, and a sizeable garden to the front with extensive lawn, pagoda creating a nice place to sit and take in those stunning views, vegetable beds, and a raised area specifically built for a hot tub which has power, light, and glass screening.



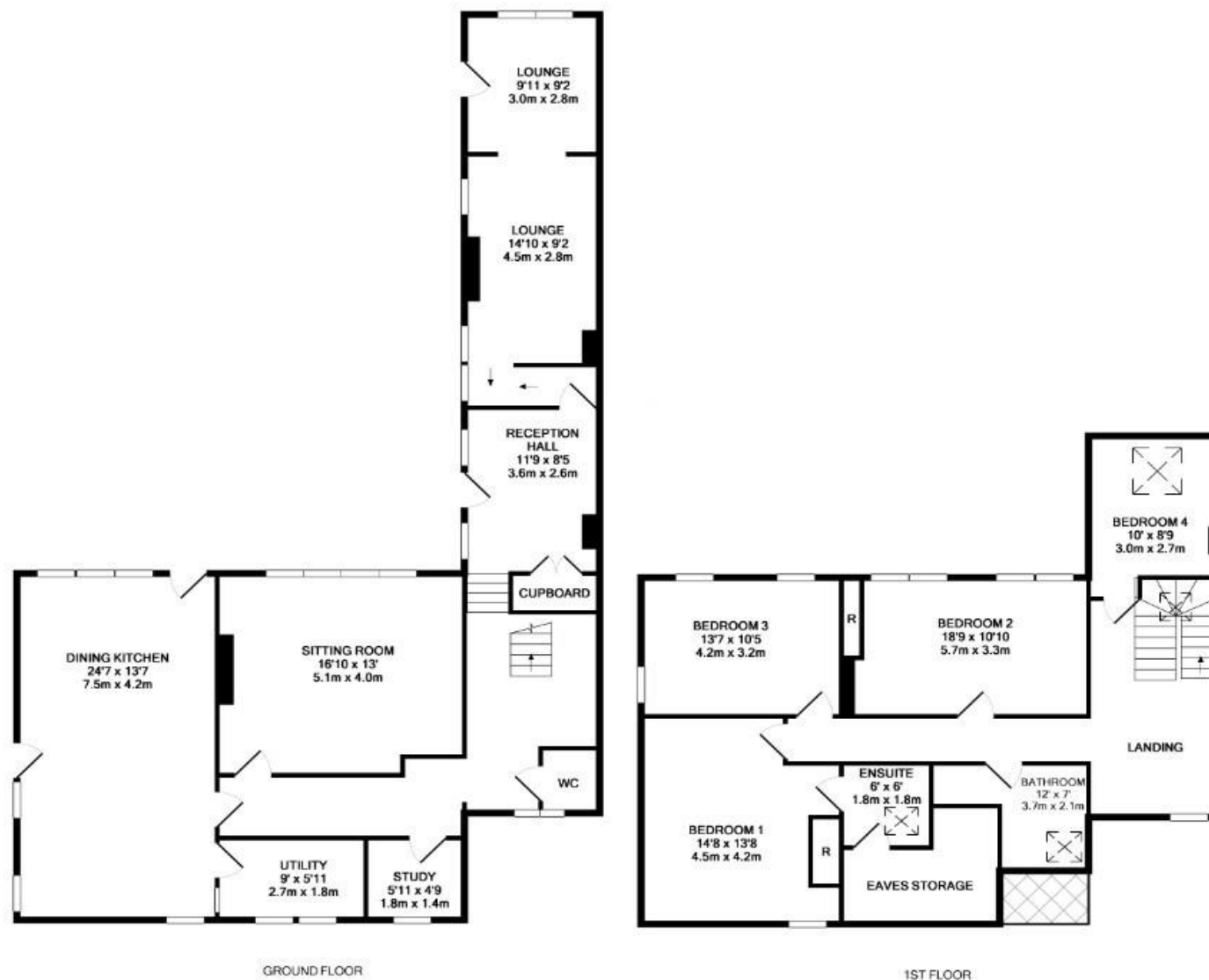
Viewing

By appointment with Wm. Sykes & Son.

Location

From Slaithwaite proceed up past Wilberlee School. Take the next available left turn onto Laund Road (opposite the turning for Crimea Lane) and follow this road for a short while before turning right up Burnt Platts Lane. The driveway to the property will be found on the left after passing 'The Piggeries' and another farmhouse.

Cartgate Foot Farm, Slaithwaite



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