



High Meadow House, Little Lane

Wooldale, Holmfirth, HD9 1QF

**Guide Price
£1,200,000**

A rare opportunity to purchase this impressive, extended and modernised four/five double bedroom detached family home with four large reception rooms on a generous plot with far reaching countryside views, just a short walk from the local shop and popular village pub.

Modernised to a very high standard with quality fixtures and fittings throughout including solid oak doors, high tech lighting, neutral decoration and spacious accommodation ideally suited to contemporary luxury living. Hidden behind electric gates with huge driveway and an immaculate detached double garage which could easily become an annex to offer future owners a versatile multi generational option.

Briefly comprises entrance hallway, WC/shower room, home office/ground floor bedroom, gym/family room, hallway, laundry, cinema room, living room, dining kitchen with decked balcony, lower ground sauna with changing room, four first floor bedrooms with ensuites, master with dressing room and outside roof terrace. Immaculate and well planned landscaped gardens, off road parking and double garage.

Wooldale is one of many quintessential Holme Valley villages with a blend of characterful buildings dating back to the Domesday and newer contemporary homes offering residents a historic background for their rural residence.

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- EXTENDED AND MODERNISED FOUR/FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- HUGE DINING KITCHEN, FOUR RECEPTION ROOMS AND SAUNA
- EXTREMELY PRIVATE CENTRAL VILLAGE SETTING
- LANDSCAPED GARDENS AND OUTDOOR BAR/KITCHEN ROOM
- LARGE PLOT WITH DETACHED GARAGE, GARDENS AND GATED PARKING
- LARGE ROOF TERRACE WITH PANORAMIC VIEWS

Entrance

WC/Shower Room

7'9" x 6'4" (2.36m x 1.93m)

Home Office/Fifth Kingsize Bedroom

16'8" x 12'9" (5.08m x 3.89m)

Gym/Family Room

15'3" x 9'1" (4.65m x 2.77m)

Rear Hallway

Laundry

6'7" x 5'9" (2.01m x 1.75m)

Cinema Room

17'2" x 15'0" (5.23m x 4.57m)

Living Room

25'1" x 15'11" (7.65m x 4.85m)

Dining Kitchen

29'1" x 16'10" (8.86m x 5.13m)

Decked Balcony

12'6" x 7'2" (3.81m x 2.18m)

Lower Ground Floor

Sauna Room

11'7" x 4'11" (3.53m x 1.50m)

Garden Kitchen/Office

17'1 x 5' (5.21m x 1.52m)

First Floor Landing

Guest Bedroom (4)

10'4" x 9'10" (3.15m x 3.00m)

Jack and Jill Bathroom

9'9" x 7'0" (2.97m x 2.13m)

Bedroom 3

12'1" x 9'9" (3.68m x 2.97m)

Bedroom 2

14'1" x 9'0" (4.29m x 2.74m)

Dressing Room

5'5" x 4'11" (1.65m x 1.50m)

Ensuite 2

8'1" x 5'4" (2.46m x 1.63m)

Master Bedroom

15'9" x 13'3" (4.80m x 4.04m)

Dressing Room

8'4" x 7'2" (2.54m x 2.18m)

Master Ensuite

8'3" x 8'2" (2.51m x 2.49m)

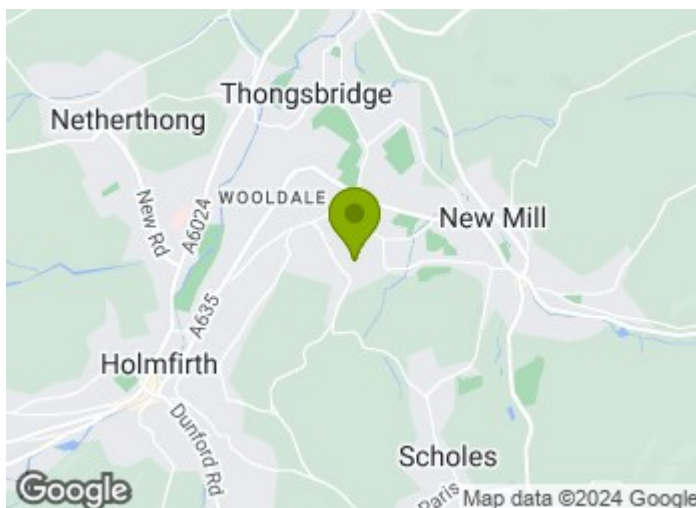
Roof Terrace

24'7" x 15'9" (7.49m x 4.80m)

Gardens

Parking and Garage

19'9" x 19'6" (6.02m x 5.94m)



Directions

From Holmfirth head towards New Mill on Station Road, taking the first main right onto Town End Road to Wooldale and a further right onto Wooldale Road. Head passed the co-op on the right and take a left at The Wooldale Arms onto Little Lane where High Meadow House can be found on the right hand side.



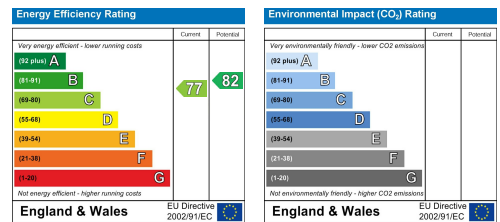
Floor Plan



TOTAL FLOOR AREA : 3329 sq.ft. (309.3 sq.m.) approx.

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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Snow Gate™

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
 All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
 All Enquiries: 01924 497801

snowgate.co.uk