



Upper Randle, 6 Marsh Platt Lane

£950,000

Honley, Holmfirth, HD9 6JZ

A distinctive five bedroom detached period property with attached barn enjoying far reaching front and rear views. Situated in this secluded position just a short walk from the High School, village centre and train station. The property is in excellent condition throughout with two reception rooms as well as a 500 square foot games room to the first floor of the barn which could be used to create additional bedrooms if required. Briefly comprises hallway, lounge, family room, rear hallway, downstairs WC, utility, farmhouse kitchen, five bedrooms and two bathrooms. Off road parking, large gardens (0.6 acres approx) and garage. In addition the property has adjoining paddocks (1.6 acres approx) which are available by separate negotiation.



# Upper Randle, 6 Marsh Platt Lane

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- FIVE BEDROOM DETACHED FAMILY HOME WITH ATTACHED BARN
- PRIVATE SECLUDED POSITION WITH BEAUTIFUL FRONT AND REAR VIEWS
- A SHORT WALK FROM THE VILLAGE CENTRE, TRAIN STATION AND HIGH SCHOOL
- 500 SQUARE FOOT FIRST FLOOR GAMES/PARTY ROOM IN THE BARN
- TWO LARGE RECEPTION ROOMS AND FARMHOUSE KITCHEN
- LARGE GARDENS (over half an acre) AND PADDOCKS BY NEGOTIATION

## Entrance

## Lounge

24'6" x 15'0" (7.47m x 4.57m)

## Family Room

15'0" x 13'5" (4.57m x 4.09m)

## Hallway

21'4" x 5'8" (6.50m x 1.73m)

## WC

6'1" x 2'8" (1.85m x 0.81m)

## Utility

## Coats/Boot Room

## Farmhouse Kitchen

21'5" x 16'1" (6.53m x 4.90m)

## First Floor Landing

## Master Bedroom

15'0" x 15'0" (4.57m x 4.57m)

## Bedroom 4

13'6" x 9'9" (4.11m x 2.97m)

## Shower Room

7'2" x 5'1" (2.18m x 1.55m)

## Bedroom 5/Study

8'0" x 6'4" (2.44m x 1.93m)

## Bedroom 3

15'11" x 9'9" (4.85m x 2.97m)

## Bedroom 2

13'7" x 13'4" (4.14m x 4.06m)

## Family Bathroom

9'3" x 8'0" (2.82m x 2.44m)

## Garage

21'11" x 14'8" (6.68m x 4.47m)

## Barn

## Gym

23'0" x 8'10" (7.01m x 2.69m)

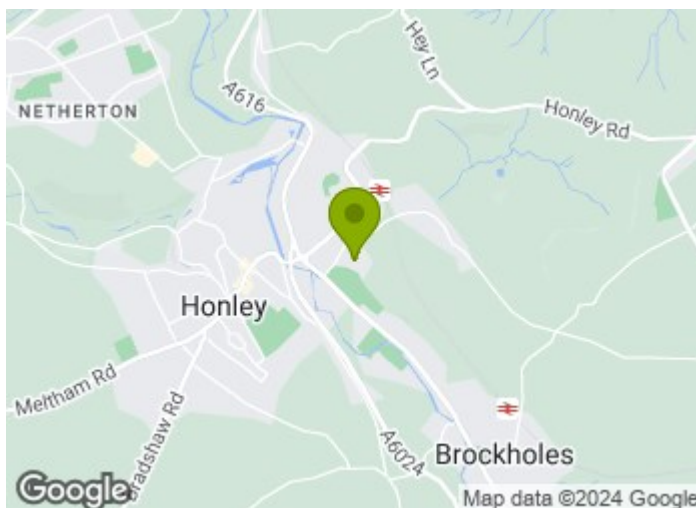
## Barn First Floor

22'7" x 22'1" (6.88m x 6.73m)

## Drive and Off Road Parking

## Garden

## Grazing (By Negotiation)



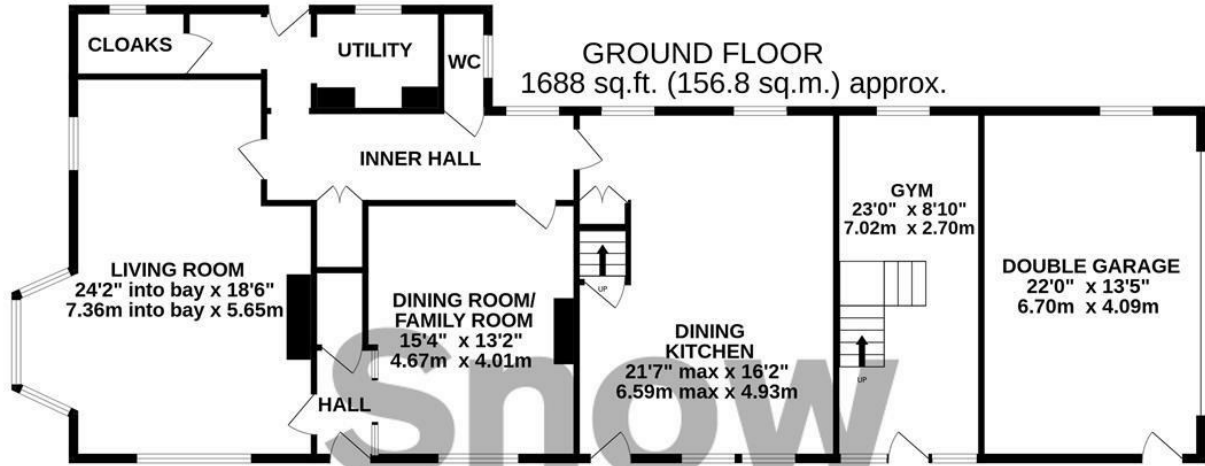
## Directions

Approached from Gynn Lane, take a right onto Marsh Platt Lane where the property can be found towards the end of the lane on the left hand side through private gates.





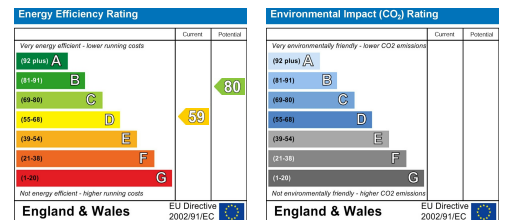
# Floor Plan



TOTAL FLOOR AREA : 3278 sq.ft. (304.5 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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